Karen Johnson Davidson County
Batch# 686412 DEEDWARR
07/29/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210729-0102074

WARRANTY DEED

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

File No. BC-21-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean G. Hanson and Gary A. Hanson	Same as new owner	
(NAME)	(NAME)	
1112 Bate Avenue	1112 Bate Avenue	105-09-0-249.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Cabot Baldwin Phillips and Emma Meshell, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean G. Hanson, and unmarried man and Gary A. Hanson, a married man, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the East part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

Beginning on the North margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85 degrees 02 minutes West 26.3 feet; thence Northerly around a curve to the left 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the East margin of said right of way, North 2 degrees 34 minutes East 5.4 feet; continuing with said right of way Northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, Northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85 degrees 02 minutes East 40.3 feet to the corner of Lot 1 and 2: thence along the common line of said lots. South 4 degrees 58 minutes West 145 feet to the beginning.

Being the same property conveyed to Cabot Baldwin Phillips and Emma Meshell, husband and wife by Warranty deed from Jessica L. Cardinale, a single person of record in Instrument No. 20201216-0148688 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020.

This is property more commonly known as 1112 Bate Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 26th day of July, 2021.

Cabot Baldwin Phillips

Emma Meshell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2021, before me personally appeared Cabot Baldwin Phillips and Emma Meshell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/21.

Date

Emily Manno

Affiant Signature

07/26/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON