Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G#35243-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 764524 DEEDWARR
12/01/2021 01:29:50 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20211201-0158942

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$765,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2021.

Notary Public

My commission expires: _____
(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Derek T. Hemann and Katarina Hemann	New Owner	**081 08 0 393 00**
1719 7th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Emily M. Bienvenu, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek T. Hemann and Katarina Hemann, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 northerly half of Lot No. 238 on the Plan of North Nashville Real Estate Company, of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 238 fronts 25 feet on the westerly side of 7th Avenue North and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Emily M. Bienvenu, an unmarried woman, by Warranty Deed dated July 27, 2017, from Charlie Three, LLC, a Tennessee limited liability company, of record in Instrument No. 20170801-0077917, Register's Office for Davidson County, Tennessee.

THE conveyance of the hereinabove described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenant for Detached Structure of record in Instrument No. 20170531-0053873, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and the Grantees herein assume any subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **1719 7th Avenue North, Nashville, TN 37208**.

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 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(s) this **30th** day of **November, 2021.**

Emily M. Bienvenu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Emily M. Bienvenu,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24