THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038104** Karen Johnson Davidson County Batch# 766099 DEEDWARR 12/02/2021 11:53:37 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20211202-0159814	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel R. Green 1356 Holly Tree Gap Road Brentwood, TN 37027	New Owner	Tax Parcel ID No. 131 14 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie Wiser Nadeau, Trustee of The Joan W. Van Hooser Residuary Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Green, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Seven Hills, Section 8, as of record in Plat Book 3300, page 14, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joan W. Van Hooser, by Quitclaimed Deed from David H. Van Hooser, of record in Instrument No.20141124-0108330, in the Register's Office of Davidson County, Tennessee, dated November 07, 2014 and recorded on November 24, 2014.

Joan W. Van Hooser having died May 26th, 2015 in Davidson County, Tennessee. Last Will and Testament of Joan W. Van Hooser probated in the Seventh Circuit Court for Davidson County, Tennessee, filed for record June 5th, 2015. See Probate Case No. 15P-969. The residuary of the Estate was devised to The Joan W. Van Hooser Residuary Trust.

Being the same property conveyed to Nicholas Van Wiser and Daniel Wiser Nadeau, Co Trustees of The Joan W. Van Hooser Residuary Trust by Quitclaim Deed from David Hammer Van Hooser and Nicholas Van Wiser, Co-Personal Representatives of the Estate of Joan Van Hooser, of record in Instrument No. 20160104-0000362, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015 and recorded on January 04, 2016.

Nicholas Van Wiser having died March 21st, 2018. Pursuant to Article VII, Item 1 of the Last Will and Testament of Joan W. Van Hooser, if either trustee is unable to serve, the remaining trustee shall continue to serve as sole trustee. Daniel Wiser Nadeau changed their name to Jamie Wiser Nadeau pursuant to a court order in the Family Court for the Ninth Judicial Circuit, State of South Carolina, County of Charleston, Case No. 2016-DR-10-4630.

Daniel Wiser Nadeau and Jamie Wiser Nadeau being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

City of Nashville taxes for the year 2022 and thereafter, for tax parcel identification number 131 14 0 085.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seven Hills, Section 8, as recorded in Plat Book 3300, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 609.

This is improved property located at 1320 Hildreth Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2021.

The Joan W. Van Hooser Residuary Trust

By: Jamie Wiser Nadeau, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Wiser Nadeau, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of The Joan W. Van Hooser Residuary Trust dated the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022