Karen Johnson Davidson County
Batch# 766355 DEEDWARR
12/02/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211202-0160139

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation,
3310 West End Avenue, Suite 540
Nashville, TN 37203

P21-4030-WE

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$535,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alex Hattenhauer	Alex Hattenhauer	MAP:
1605 Alayna Drive	1605 Alayna Drive	PARCEL: 126-14-0A-090.00
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **MELINDA CORTNEY GUINN, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX HATTENHAUER,** Singleman

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 Lot No. 90 on the Plan of Travis Trace Subdivision, Phase 4 of record in Plat at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri limited liability company by Warranty deed from Travis Property Developers, a Tennessee general partnership, and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument No. 20170217-0016411 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017.

Being the same property conveyed to Melinda Cortney Guinn, married, by Special Warranty deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20200513-0049711 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 13, 2020. Hans Schmidt, spouse of Melinda Cortney Guinn died on April 16, 2021.

This is UNIMPROVED X IMPROVED property known as: **1605 Alayna Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 30th day of November, 2021.

Melinda Cortney Guinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melinda Cortney Guinn,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of November, 2021.

HILLARY NICHOLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:

Notary Public

Certificate of Authenticity

I, Russell J. McCann, 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

11/30/21.

Date

Affiant Signature

November 30, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of November, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON