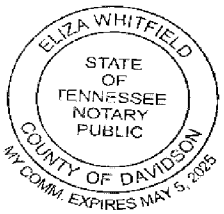
Karen Johnson Davidson County
Batch# 776920 DEEDWARR
12/20/2021 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20211220-0167918

Warranty Deed



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 9th day of December, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Enchante LLC	New Owner(s)	071-07-0-262.00
332 Lellyett Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAWRENCE CAMMON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENCHANTE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being Tract No. 2 of the Final Plat of the Fred Hahn Property, more particularly described according to a survey by Dale and Associated, dated June 01, 1990, and being placed of record in Plat Book 6200, Page 952, Register's Office for Davidson County, Tennessee.

Being the same property inherited by Fred W. Hahn, Jr. and Kay Hahn Garrison aka Kay Annette Hahn and Kay Hahn Lockhart at the death of Fred William Hahn. Affidavit of Heirship dated December 2, 2021 of record establishes that Fred W. Hahn Jr. and Kay Hahn Garrison aka Kay Annette Hahn and Kay Hahn Lockhart were the only heirs at law at the death of Fred William Hahn's death. Being the same property conveyed to Fred W. Hahn, Jr. by Quitclaim deed from Kay Hahn Garrison aka Kay Annette Hahn and Kay Hahn Lockhart of record in Instrument No. 20181119-0113748 Register's Office for Davidson County, Tennessee, dated May 19, 2014 and recorded on November 29, 2018.

Mary Nelle Bryan Hahn died July 28, 1978.

Fred William Hahn died October 1, 1978.

Being the same property conveyed to Lawrence Cammon by Warranty Deed from Fred W. Hahn, Jr., married of record in Instrument No. 20181129-0116523 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 29, 2018.

Being the same property conveyed to Fred W. Hahn by Warranty deed from J. W. Billington, Executor of the Estate of Helen Gray of record in Book 4178, page 608, Register's Office for Davidson County, Tennessee, dated October 4, 1967 and recorded on October 6, 1967.

Being also known as 106 Grizzard Avenue Nashville, Tennessee 37207.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 106 Grizzard Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2021.

Lawrence Cammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lawrence Cammon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2021.

Notary Public

My Commission Expires: 7/13/2024



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/16/2021 (date of document).

Affiant Signature

12/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL