Karen Johnson Davidson County
Batch# 794871 DEEDWARR
01/25/2022 11:17:31 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220125-0009006

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-8

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Judy Hansen, Trustee of The Judy Hansen Revocable Trust		061 16 0C 002.00
(NAME) 1510 Northgate Drive	(NAME) Same as Owner	
(ADDRESS) Naples, FL 34105	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Austin Aguirre, a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Judy Hansen, Trustee of The Judy Hansen Revocable Trust** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1314 of Homes at 1314 Cardinal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1314 Cardinal Avenue, a Horizontal Property Regime, of record in Instrument No. 20200622-0066854, as amended in Instrument No. 20210319-0036839, as corrected by Scrivener's Affidavit of record in Instrument No. 20220121-0008183, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, as amended; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to James Austin Aguirre, single man, by deed dated 03/26/2019, from Thomas J. McClendon, an unmarried man, of record in Instrument Number 20190327-0027593, Register's Office for said County.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet

due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1314 Cardinal Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs, and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 24th day of January, 2022.

GRANTOR:

1/24/22

James Austin Aguirre

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James Austin Aguirre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24th day of January, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25