WARRANTY DEED

Karen Johnson Davidson County
Batch# 812813 DEEDWARR
03/01/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $5,994.00
20220301-0022894

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,620,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/11/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3060

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jenine Wong and Theodore Matthew Hahn	Jenine Wong and Theodore Matthew Hahn	118-01-0-419
815 Halcyon Avenue	920 Caruthers Avenue	
Nashville, TN 37204	Nashville TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nicholas Eulau, a married man

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

Jenine Wong and Theodore Matthew Hahn, as joint tenants with rights of survivorhsip

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Southeast intersection of Halcyon Avenue and 9th Avenue South; thence, Eastwardly along the South margin of Halcyon Avenue 75 feet to a point; thence, Southwardly parallel to 9th Avenue South 142 feet 3 inches to the North margin to an alley; thence, with same Westwardly 75 feet to the East margin of 9th Avenue South; thence, with the margin of Said Avenue Northwardly 140 feet 6 inches to the Point of Beginning.

Being the same property conveyed to Nicholas M. Eulau, by deed dated February 23, 2018, and recorded February 27, 2018, from Samuel A. Reed and Micaela England nka Micaela E. Reed, of record in Instrument Number 20180227-0018381, Register's Office for Davidson County, Tennessee.

Katelyn Eulau joins in the execution of this deed to evidence his/her consent to the actions and conveyance by the Grantor(s) herein. Further, he/she does hereby convey unto Grantee(s) all right, title, and interest that he/she may have in the above-described property as a result of being the spouse of Nicholas Eulau.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 815 Halcyon Avenue, Nashville, TN 37204.

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 in 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 hand on February 11, 2022.

Nicholas Eulau

Katelyn Eulau

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nicholas Eulau, and Katelyn Eulau, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 11, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3060

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 2/11/22.

Affiant Signature

2/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON