THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
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Hendersonville, Tennessee 37075
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Karen Johnson Davidson County
Batch# 848166 DEEDWARR
04/29/2022 11:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20220429-0049930

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Loren Hatcher P.O. Box 148225 Nashville, TN 37214	Same	081-02-0-204.00 081-02-0-061.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN KAUL, an unmarried man, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto LOREN HATCHER, a married woman, a resident of the State of Tennessee ("Grantee"), her heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 2210 A&B 24th Avenue North, Nashville, Tennessee 37208. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 22nd day of April, 2022.

GRANTOR:

JOHN KAUL

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared JOHN KAUL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville (city), Tennessee this 22nd day of April, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF Cheatham)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00).

AFFIANT

Sworn to and subscribed before me, this 22nd day of April, 2022.

Notary Public

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 137A and 137B, as shown on the map entitled Zone Lot Division, Lot No. 137, Buena Vista Heights, of record in Plat Book 6200, page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING a portion of the same property conveyed to JOHN KAUL, by deed from LARRY O. HANSON AND WIFE, SUSAN HANSON, of record as Instrument No. 20040616-0070953, dated June 9, 2004, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Liens, encumbrances, or claims thereof, which are not shown by the public record.

3. Rights or claims of parties in possession.

4. Matters shown on the Plan of record in Plat Book 161, page 19, as amended in Plat Book 6200, page 738, said Register's Office.

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4-22-2022 (date of document).

L. Broner McCoy
Date: 4-22-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 22nd day of April, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY