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WARRANTY DEED

Karen Johnson Davidson County
Batch# 853787 DEEDWARR
05/11/2022 12:37:05 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20220511-0054086

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis Hagenau and Susan Hagenau	**SAME**	06102012700
(NAME)	(NAME)	
4506 Gra Mar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kris Hamid, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis Hagenau and Susan Hagenau, husband and wife,** 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. 43 on the plan of Gra Mar acres of record in Book 2330, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kris Hamid, a married man by deed dated March 31, 2021 from Rebuilt Realty, LLC, a Kentucky Limited Liability Company of record in Instrument No. 20210413-0048801, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4506 Gra Mar Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hands this 5th day of May, 2022.

Kris Hamid

State of Tennessee
County of Davidson

On this 5th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Kris Hamid, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 5th day of May, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 22-Hagenau

