This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 859310 DEEDWARR
05/20/2022 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220520-0058389

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $485,000

Affiant Signature

Subscribed and sworn to before me on this the 13 day of May 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Diane Hank & Jeff Hank
5201 Harvey Avenue,
Western Springs, IL 60558

SEND TAX BILLS TO:
Diane Hank & Jeff Hank
5201 Harvey Avenue,
Western Springs, IL 60558

MAP AND PARCEL NUMBER: Tax ID #: 104060N30900CO

WARRANTY DEED

22NT00754

Effective the 13th Day of May, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Timothy Thompson

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Diane D. Hank & Jeffrey D. Hank, Wife and Husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 309 on the Plan of Rose Hall, a Horizontal Property Regime, of record in Plat Book 6900, Page 379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Timothy Thompson by Warranty Deed from Carleen Cunio and husband, David T. Cunio dated 03/09/2021 recorded 03/10/2021 in Book NA, Page NA, as Document Number 20210310-0031361, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 309 Rose Hall, Nashville, TN 37212-3200

This Conveyance is made subject to Master Deed Establishing a Horizontal Property Regime of Rose Hall as recorded in Book 7307, Page 760, Register's office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of May, 2022.

Timothy Thompson

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy Thompson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: January 16, 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 5/13/2022, (date of document).

Affiant Signature

5/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of May, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON