Karen Johnson Davidson County
Batch# 859393 DEEDWARR
05/20/2022 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20220520-0058496

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62595
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua Leiber 227 Oceola Avenue #7 Nashville, TN 37209	Joshua Leiber 148 Garfield Ave El Cajon, CA 92020

TAX MAP PARCEL NUMBERS: 091140F01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan C. Hanawalt and Jennifer Danielle Hanawalt, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua** Wesley Leiber, single man hereinafter called the **Grantee**, Grantee's 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 7 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-122427 and corrected in Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst. No. 20200513-0049373, Inst No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553 and Inst. No. 20200710-0075253, said Register's Office, to which Plan reference is made for a more complete description.

Being the same proeprty conveyed to Ryan C. Hanawalt and Jennifer Danielle Hanawalt, husband and wife, by Warranty Deed from Joseph C. Davis, LLC, a Tennessee limited liability company, dated May 6, 2021 and recorded on May 11, 2021, of record in Inst. No. 20210511-0063260, corrected by Scrivener's Affidavit Correcting Warranty Deed of record in Inst. No. 20210624-0085907, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed and Instrument of Correction of record in Inst. No. 20220131-0010741, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-122427 and corrected in Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst. No. 20200513-0049373, Inst No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553 and Inst. No. 20200710-0075253, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-122427 and corrected in Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst. No.

20200513-0049373, Inst No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553 and Inst. No. 20200710-0075253, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Inst. No. 201709280099424, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in 20170928-0099443, said Register's Office; All matters shown on Book 6200, page 404, said Register's Office.

This is improved property, known as 227 Oceola Avenue, # 7, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2022.

Ryan C. Hanawalt

Jennifer Danielle Hanawalt

State of Tennessee

County of Davidson

On this 10th day of May, 2022, before me the undersigned authority, personally appeared Ryan C. Hanawalt and Jennifer Danielle Hanawalt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Sworn and subscribed before me this 10th day of May, 2022.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 May 10, 2022 (date of document).

Affiant Signature

May 13, 2022
Date

State of TENNESSEE

County of WILLIAMSON

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

Notary's Signature

MY COMMISSION EXPIRES: Dec-02-25

NOTARY'S SEAL

