THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540859** Karen Johnson Davidson County Batch# 864886 **DEEDWARR** 05/31/2022 02:11:15 PM 2 pgs Fees: $13.00 Taxes: $2,960.00 20220531-0062718	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2022. Notary Public My Commission Expires:

C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Sarah Gates and Mike Cronic 2949 Primrose Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 357.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis J. Hagenau and Susan Hagenau, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Gates, unmarried, and Mike Cronic, unmarried, as tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 16 on the Map of Belmont Terrace Annex No. 4, of record in Book 974, Page 97, Register's Office for said County.

Said lot No. 16 fronts 65 feet on the Northeasterly side of Primrose Circle and runs back between lines, 164 feet on the Northwesterly line of 175.4 feet on the Southeasterly line to a dead line of which it measures 50 feet.

Being the same property conveyed to Curtis J. Hagenau and Susan Linklater, Joint Tenants with the Right of Survivorship, by Warranty Deed from Robert Vanderspek and Wife, Mary Moran, of record in Instrument No. 20050810-0094737, in the Register's Office of Davidson County, Tennessee, dated August 04, 2005 and recorded on August 10, 2005.

Susan Linklater is n/k/a Susan Hagenau.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Terrace Annex No. 4, as recorded in Plat Book 974, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1174, Page 492 and Book 1191, Page 223.

This is improved property located at 2949 Primrose Circle Nashville TN 37212

Return to:
Rudy Title and Escrow, LLC
4012 21st Avenue South
Nashville, TN 37212
File #: JM-P-22-2949

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2022.

Curtis J. Hagenau

Susan Hagenau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Curtis J. Hagenau and Susan Hagenau, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022