Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $617,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June, 2022.

Notary Public
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 869709 DEEDWARR
06/13/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20220613-0066593

Address of New Owner:	Send Tax Bills to:	Tax Information:
Susan Nogues 122 Harpeth Valley Road Nashville, TN 37221	Legends Bank 310 North First Street Clarksville, TN 37040	127-16-0-017

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Andrew Charles Aaroen and Hannah Marie Aaroen, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Susan Nogues, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 60 on the Plan of Bellevue Manor of record in Plat Book 3600 Page(s) 32 and 33, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 142.17 feet on the Southeasterly margin of Harpeth Valley Road and extends back 334.45 feet on the Southwesterly line and 336.07 feet on the Northeasterly line to a dead line in the rear, measuring 124.87 feet thereon.

Being the same property conveyed to Andrew Charles Aaroen and wife, Hannah Marie Aaroen by deed from Terry B. Carty and spouse Ann N.G. Carty of record in Instrument No. 20171121-0119598, Register's Office for Davidson County, Tennessee, and dated November 21, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Bellevue Manor of record in Plat Book 3600 Pages 32 and 33 Register's Office for Davidson County, Tennessee.

This property is improved property known as 122 Harpeth Valley Road, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of June, 2022.

Andrew Charles Aaroen

Hannah Marie Aaroen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2022, before me personally appeared Andrew Charles Aaroen and Hannah Marie Aaroen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Signature
My commission expires: 12-18-2023

WILLIAMSON COUNTY SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC

I, Sheri Engel, 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 this 3rd day of June, 2022

Sheri Engel

Dated 6-3-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of June, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY