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.: 62712

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Christopher Farrell and Lisa Renee Farrell, Trustees of The Patrick Christopher Farrell and Lisa Renee Farrell Family Trust dated January 18, 2019 603 Fatherland Street Nashville, TN 37206	New Owner

Karen Johnson Davidson County
Batch# 878730 DEEDWARR
06/27/2022 11:13:53 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50

20220627-0073299

TAX MAP PARCEL NUMBERS: 08216021300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$855,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gautam S. Hans, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Patrick Christopher Farrell and Lisa Renee Farrell, Trustees of the **The Patrick Christopher Farrell and Lisa Renee Farrell Family Trust dated January 18, 2019** 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 the Southerly 120 feet of lot number 89 on the Plan of Henry Bloods Addition, of record in Book 21, page 5, Register's Office for Davidson County, Tennessee described according to a survey of John Kohl, dated August 8, 1972. Said part of lot fronts 50 feet on the Northerly margin of Fatherland Street and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Gautam S. Hans by Warranty Deed from Ashley Johnson Burns, unmarried, dated August 1, 2019 and recorded on August 23, 2019 of record in Inst. No. 20190802-0076779, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 21, page 5, said Register's Office; and Grant of underground utility easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20090817-0077019, said Register's Office.

This instrument is executed on behalf of Gautam S. Hans by William Evans Braun pursuant to a Power of Attorney executed by him on the 26th day of May, 2022, of record in Instrument No. 20220627-0073298 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 603 Fatherland Street, Nashville, TN 37206

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 24th day of June, 2022.

Gautam S. Hans by William Evans Braun, Attorney-In-Fact

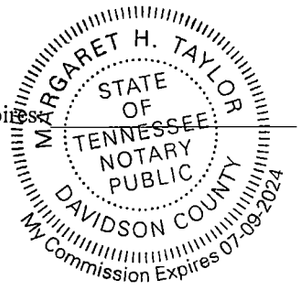
Gautam S. Hans by William Evans Braun, Attorney-In-Fact

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **William Evans Braun** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gautam S. Hans**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2022.



Notary

My Commission Expires:

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: $855,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2022.

Notary

My Commission Expires: 1-6-25

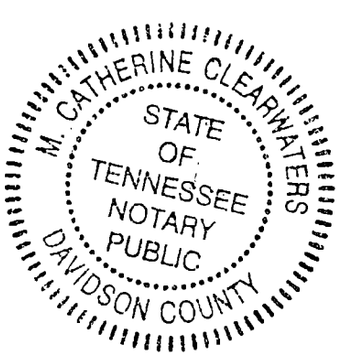


EXHIBIT "A"

To

Warranty Deed

FROM: Gautam S. Hans

TO: The Patrick Christopher Farrell and Lisa Renee Farrell Family Trust dated January 18, 2019

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Evans Braun

William Evans Braun, Affiant

Sworn to and subscribed before me this 24th day of June, 2022.

Margaret H. Taylor

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024