This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18215-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2320 Perry Hill Dr. #210
Nashville, TN 37204
File No.: 1-18215-RR

Karen Johnson Davidson County
Batch# 899253 DEEDWARR
08/05/2022 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220805-0089118

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Subscribed and sworn to before me, this the 4th day of August, 2022.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| **523 Armistead Trust**<br>PO Box 596<br>Pfafftown, NC 27040-9901 | New Owner | 116-12-0D-523.00-CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven Paul Hanson and Nancy Paulette Hanson, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Patrick Nelson, Trustee for the 523 Armistead Trust, dated July 30, 2022,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 523 of Burlington Condominium, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405, Register's Office for Davidson County, Tennessee, as shown on the Plan of record in Book 6250, page 96, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Steven Paul Hanson and wife, Nancy Paulette Hanson by Warranty deed from Robert H. Edwards and wife, Betsy B. Edwards of record in Instrument No. 20200803-0085581 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 03, 2020.

This is improved property located at: **523 Armistead Place, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 4th day of August, 2022.

GRANTOR:

Steven Paul Hanson

Nancy Paulette Hanson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Paul Hanson and Nancy Paulette Hanson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

## Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/4/22.

Affiant Signature

8/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

