Karen Johnson Davidson County
Batch# 924832 DEEDWARR
10/03/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,439.63
20221003-0109098

WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/16/23

(AFFIX SEAL)

Y-CRE-22-1806

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Sprentall	New Owner	
(NAME) **1806 Shelby Avenue**	(NAME)	**094-02-0-089.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TREVOR CHENCHAR HANUS, A SINGLE MAN, AND AUSTIN JOSEPH CHENCHAR HANUS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY SPRENTALL, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the east 10 feet of Lot No. 34 and the west 30 feet of Lot No. 35 on the Plan of Edgefield Land Company's First Subdivision, as shown on plat of record in Plat Book 57, page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dorothy Ann Brown by Warranty deed from Milton S. Shepherd et ux Eunice Shepherd of record in Book 5109, page 72, Register's Office for Davidson County, Tennessee, dated January 25, 1977 and recorded on January 26, 1977.

Being the same property conveyed to Dorothy Ann Cox and Shirley R. Cox by Quitclaim deed from Dorothy Ann Brown K/N/A and Dorothy Ann Cox of record in Instrument No. 20000202-0010988 Register's Office for Davidson County, Tennessee, dated October 05, 1999 and recorded on February 02, 2000 .

Being the same property conveyed to Dorothy Ann Cox unmarried, and Shirley R. Cox unmarried, and Randy Ray Cox unmarried by Quitclaim deed from Dorothy Ann Cox unmarried, and Shirley R. Cox unmarried of record in Instrument No. 20071219-0145503 Register's Office for Davidson County, Tennessee, dated December 08, 2007 and recorded on December 19, 2007.

Being the same property conveyed to Dorothy Ann cox unmarried, and Randy Ray Cox unmarried by Quitclaim deed from Shirley R. Cox unmarried of record in Instrument No. 20080115-0004590 Register's Office for Davidson County, Tennessee, dated December 08, 2007 and recorded on January 15, 2008 .

Being the same property conveyed to Trevor Chenchar Hanus, a single man and Austin Joseph Chenchar Hanus, a single man by Warranty deed from Dorothy Ann Cox and Randy Ray Cox, both unmarried of record in Instrument No. 20200914-0104523 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 14, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1806 Shelby Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2022.

Trevor Chenchar Hanus

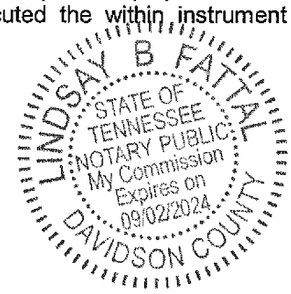
Austin Joseph Chenchar Hanus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR CHENCHAR HANUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

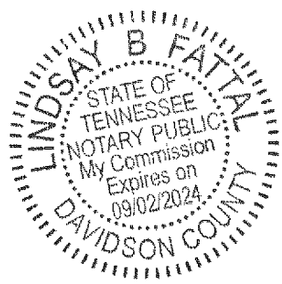


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN JOSEPH CHENCHAR HANUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 5-19635-KP

Certificate of Authenticity

I, Kellie L. Parsons 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 October 3, 2022.

Affiant Signature

October 3, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of October, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

