Karen Johnson Davidson County
Batch# 943399 DEEDWARR
11/21/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221121-0123372

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

G-BR-22-616

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)
Ann Korhnak and Paul Korhnak	**New Owner**	
(NAME)	(NAME)	
2103 Hackberry Lane	**2103 Hackberry Lane**	**083-11-0-025.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(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, **MARVIN T. AGEE, TRUSTEE OF THE MARVIN T. AGEE REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN KORHNAK AND PAUL KORHNAK, WIFE AND HUSBAND,** 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 Lot No. 104 on the Plan of Rolling Acres of record in Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 75 feet on the westerly side of Shady Lane and runs back between lines, 166.6 feet on the northerly line and 160.3 feet on the southerly line to a dead line on which it measures 75 feet.

Being the same property conveyed to Marvin T. Agee and wife, Joan S. Agee by Warranty Deed from J. B. McIntosh and wife, Katherine H. McIntosh of record in Book 2200, Page 301, Register's Office for Davidson County, Tennessee, dated October 12, 1953 and recorded on October 15, 1953.
Joan S. Agee having died April 04, 1999, leaving Marvin T. Agee, sole surviving tenant by the entirety.

Being the same property conveyed to Marvin T. Agee, Trustee, and his successors in trust, of The Marvin T. Agee Revocable Living Trust by Quitclaim Deed from Marvin T. Agee of record in Instrument No. 20220512-0054660, Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on May 12, 2022. Being the same property conveyed to Marvin T. Agee and wife, Joan S. Agee by Warranty Deed from J. B. McIntosh and wife, Katherine H. McIntosh of record in Book 2200, Page 301, Register's Office for Davidson County, Tennessee, dated October 12, 1953 and recorded on October 15, 1953.
Joan S. Agee having died April 04, 1999, leaving Marvin T. Agee, sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 34, 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: **616 Shady Lane, Nashville, Tennessee 37206-1838**.

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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the 18th DAY OF NOVEMBER, 2022.

Marvin T. Agee Revocable Living Trust

BY: Marvin T. Agee
Marvin T. Agee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marvin T. Agee**, TRUSTEE of MARVIN T. AGEE REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of November, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

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

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 18, 2022**.

Date

Affiant Signature

November 18, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

