WARRANTY DEED

Karen Johnson Davidson County
Batch# 943757 DEEDWARR
11/22/2022 10:16:27 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20221122-0123588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION, FIVE HUNDRED, FIFTY THOUSAND DOLLARS, AND 00/100 ($1,550,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF NOVEMBER, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Trisha C. McClanahan (NAME)	**NEW OWNER** (NAME)	**104 01 0 474.00**
128 37th Avenue North Nashville, Tennessee 37209 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of November, 2022, the undersigned, **SHERRI W. HAHN, SUCCESSOR TRUSTEE OF THE HAHN FAMILY REVOCABLE LIVING TRUST U/A/D JUNE 12, 2019, AND SHERRI HAHN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRISHA C. MCCLANAHAN, UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **128 37TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of West Grove Subdivision of record in Book 421, Page 109, Register's Office of Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Eric W. Hahn and Sherri W. Hahn, Trustees, Hahn Family Revocable Living Trust Agreement dated June 12, 2019, by Quitclaim Deed from Sherri W. Hahn, Trustee, Hahn Family Revocable Living Trust Agreement dated June 12, 2019, of record in Instrument No. 20201020-0121805, in the Register's Office of Davidson County, Tennessee, dated October 19, 2020 and recorded on October 20, 2020.

Note: Instrument No. 20201020-0121805 of record in the Register's Office of Davidson County, Tennessee, was filed for the purpose of reestablishing the original lot lines and having distinct map and parcel numbers assigned to Lot No. 165 and 166 on the Plan of West Grover Subdivision of record in Book 421, Page 109, said Register's Office. *See also* Instrument No. 20190625–0061136, said Register's Office.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 21st day of November, 2022.

GRANTOR: Hahn Family Revocable Living Trust U/A/D June 12, 2019
By: Sherri W. Hahn
Its: Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Sherri W. Hahn** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **Hahn Family Revocable Living Trust U/A/D June 12, 2019** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 21st day of November, 2022.

Notary Public

My Commission Expires:

DELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY