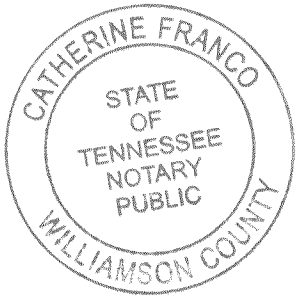
Karen Johnson Davidson County
Batch# 954449 DEEDWARR
12/22/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221222-0132122

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-121823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Jansen	Republic Bank & Trust Company	
(NAME)	(NAME)	
1923 Randolph Place	601 W. Market Street	131-07-0E-009-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NORMAN DALE HANSON, TRUSTEE OF THE NORMAN DALE HANSON REVOCABLE TRUST DATED OCTOBER 27, 2016, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN JANSEN, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5-B, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a Horizontal Property Regime established by Master Deed, of record in Book 6936, Page 936, First Amendment of record as Instrument 20170424-0040042, and recorded as Instrument 20170424-0040045, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Evergreen of record in Plat Book 6250, Page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Dale Hanson, married by Warranty Deed from Thomas M. Turner, Jr. and wife, Jennifer E. Turner, dated 06/22/2001, of record in Instrument 20010628-0068587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Dale Hanson by Quitclaim Deed from Sandra Kathleen Voullaire, dated 06/22/2001, of record in Instrument 20010829-0093783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Norman Hanson Revocable Trust by Quitclaim Deed from Norman Dale Hanson, dated 10/27/2016, of record in Instrument 20161103-0116493, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman Dale Hanson, Trustee of the Norman Dale Hanson Revocable Trust dated October 27, 2016 by Quitclaim Deed from Norman Hanson Revocable Trust, by Norman Dale Hanson, Trustee, dated 05/07/2021, of record in Instrument 20210615-0080328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1923 Randolph Place, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st day of December, 2022

The Norman Dale Hanson Revocable Trust dated October 27, 2016

BY: _____
Norman Dale Hanson
Trustee

STATE OF
COUNTY OF DAVIDSON

On this the 21st day of December, 2022, before me personally appeared Norman Dale Hanson Trustee of the The Norman Dale Hanson Revocable Trust dated October 27, 2016, 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 21st day of December, 2022.

_____
Notary Public
My Commission Expires: 6/26/23
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec. 21, 2022.

Affiant
Date: December 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of December 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY