Karen Johnson Davidson County
Batch# 965767 DEEDWARR
01/30/2023 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20230130-0006826

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,950,000.00**

Golden Hand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2023.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANNON NEWBILL NIEMANN, TRUSTEE OF THE NIEMANN FAMILY TRUST, DATED JUNE 30, 2017	**SAME** New Owner	**091-11-0-213.00**
(NAME) **6376 CHICKERING CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GOLDEN HAND AND ROBERT HAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON NEWBILL NIEMANN, TRUSTEE OF THE NIEMANN FAMILY TRUST, DATED JUNE 30, 2017,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SAID PROPERTY.****

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Pages 74 and 75, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **711 51ST AVE. NORTH, NASHVILLE, TN 37209**
(House Number) (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 our hands this 27th day of January, 2023.

Golden Hand
GOLDEN HAND

Robert Hand
ROBERT HAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Golden Hand and Robert Hand,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of January, 2023.

My Commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

EXHIBIT "A"

Land in the 35th Councilmanic of Davidson County, Tennessee, being the southerly 100 feet of Lot Nos. 1002, 1004, 1006, 1008, and 1010 and the southerly 100 feet on the easterly 15 feet of Lot No. 1012 of Block 159, Plan No. 1, West Nashville, as of record in Book 57, Page 74 and Book 57, page 75, Register's Office for said county, described as follows:

Beginning on the westerly margin of 51st Avenue, North, formerly 10th Avenue, at a point 50 feet south of the southerly margin of Indiana Avenue; thence with the westerly margin of 51st Avenue, North, southwardly 100 feet to the northerly margin of an alley; thence with said alley, westwardly 150 feet; thence northwardly and parallel with 51st Avenue, North, 100 feet; thence eastwardly and parallel with 51st Avenue, North 100 feet; thence eastwardly and parallel with Indiana Avenue, 150 feet to the beginning.

TOGETHER with that portion of Alley No. 1223 extending from the south margin of Indiana Avenue southward to Alley No. 1203 abandoned by Metropolitan County Council Bill No. 089-785 of record in the Metropolitan County Court Clerk's Office for Davidson County, Tennessee, and acquired by GOLDEN E. HAND AND WIFE, DIANE HAND by quitclaim deeds of record in Instrument No. 20010815-0088070, dated July 24, 2001, and in Book 10128, Page 590, dated July 19, 1996, said Register's Office. DIANE S. HAND conveyed her interest in said property to GOLDEN E. HAND, SR. by quitclaim deed of record in Instrument No. 20040621-0073016, dated May 10, 2004, said Register's Office. GOLDEN HAND created a joint tenancy with right of survivorship with ROBERT HAND by quitclaim deed of record in Instrument No. 20100817-0065059, dated August 17, 2010, said Register's Office. GOLDEN HAND has since conveyed his interest in said property to ROBERT HAND by quitclaim deed of record in Instrument No. 20101117-0092151, dated November 12, 2010, said Register's Office.

Being part of the same property conveyed to WILLIAM E. ISAACS REMODELING, INC. AND WILLIAM E. ISAACS CONTRACTORS, INC., by deed from SHIRLEY T. BORNSTEIN, dated July 29, 1983, of record in Book 6107, Page 159, said Register's Office. Also being the same property conveyed to GOLDEN E. HAND AND WIFE, DIANE HAND, by deed from WILLIAM E. ISAACS REMODELING, INC. AND WILLIAM E. ISAACS CONTRACTORS, INC., dated July 24, 2001 of record in Instrument No. 20010815-0088070, said Register's Office.

Also, being part of the same property conveyed to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO, by deed from DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO, dated August 8, 1983, of record in Book 9051, Page 714, said Register's Office. Reference is hereby made to Warranty Deed to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO from CLESTON C. HUNTER AND WIFE, IZETTA ANN HUNTER, dated March 11, 1968 of record in Book 4128, Page 958, said Register's Office. Tract 2 is the westerly one-half of Alley # 1223 which was abandoned by METROPOLITAN CITY COUNCIL, BILL NO. 089-785, approved June 9, 1989, which reverted to DANZEL C. PEDIGO AND WIFE, BEATRICE GERALDINE PEDIGO as the adjoining property owners.

Also, being the same property conveyed to GOLDEN HAND AND WIFE, DIANE HAND, by deed from JAKIE D. COOK AND WIFE, BEVERLY S. COOK, dated September 5, 1986, of record in Book 6984, Page 489, said Register's Office.

Also, being the same property conveyed to GOLDEN E. HAND, SR., by deed from DIANE S. HAND, by deed dated May 10, 2004, of record in Instrument No. 20040621-0073016, said Register's Office.
Also, being the same property conveyed to GOLDEN HAND AND ROBERT HAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from GOLDEN HAND, dated August 17, 2010, of record in Instrument No. 20100817-0065059, said Register's Office.

Also, being the same property conveyed to ROBERT HAND, by deed from GOLDEN HAND, dated November 12, 2010, of record in Instrument No. 20101117-0092151, said Register's Office.
Also, being the same property conveyed to GOLDEN HAND AND ROBERT HAND, by deed from ROBERT HAND, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON IN THE GRANTEES, of record in Instrument No. 20220728-0086260, said Register's Office.

Certificate of Authenticity

I, Alicia Hamilton, 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 1/27/23.

Date

Affiant Signature

1/27/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of January, 2023.

Notary's Signature

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

My Commission Expires: 3.17.2024

Date

Notary's Seal (if on paper)