Karen Johnson Davidson County
Batch# 965796 DEEDWARR
01/30/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20230130-0006862

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (1,575,000.00).

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Catherine Swezey and Bethany Hewitt (NAME)	**NEW OWNER** (NAME)	**104 01 0 475.00**
126 37th Avenue North Nashville, TN 37209 (ADDRESS)	**126 37th Avenue North Nashville, TN 37209** (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 27th day of January, 2023, the undersigned, **SHERRI W. HAHN, TRUSTEE OF HAHN FAMILY REVOCABLE LIVING TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CATHERINE SWEZEY, AN UNMARRIED WOMAN, AND BETHANY HEWITT, AN UNMARRIED WOMAN,** tenants in common 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 **126 37TH AVENUE NORTH, NASHVILLE, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 165 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 part 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.

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 27th day of January, 2023.

GRANTOR: Sheri W. Hahn Family Revocable Living Trust
By: Sherri W. Hahn
Its: 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** (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 27th day of January, 2023.

Notary Public

My Commission Expires

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 January 27, 2023.

Affiant Signature

1/27/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27 day of January, 2023.

Notary Public

Notary's Seal:

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