Karen Johnson Davidson County
Batch# 974814 DEEDWARR
02/28/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230228-0013871

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of February, 2023

Carmen Coats
Notary Public

Commission Expires: 3.3.2026

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Edwards 108 Claiborne Street Nashville, TN 37210	NOVUS HOME MTG 20935 SWENSON DR #420 WAUKESHA, WI 53186	093-16-0-010.00

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, I/WE,

Bryce Hanaway, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Edwards, a single 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 Lot No. 88 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Medley, by Warranty Deed from Casey Smith, an unmarried man and Roger Smith, a married man, by and through his attorney in fact Casey Smith, as joint tenants with right of survivorship of record in Instrument No. 20180403-0031265 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Bryce Hanaway, unmarried man by Warranty deed from Mark Medley, married of record in Instrument No. 20220311-0028171 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 11, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 108 Claiborne Street, Nashville, TN 37210

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 so 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.

Dated this the 22nd day of February, 2023.

x _____
Bryce Hanaway

STATE OF Illinois
COUNTY OF Cook

On this 22nd day of February, 2023, before me personally appeared Bryce Hanaway, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2023.

_____
Notary Signature
My commission expires: 02/11/2024

Official Seal
Darius Durrell Parker
Notary Public State of Illinois
My Commission Expires 02/11/2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 27, 2023 (date of document).

Affiant Signature

February 27, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023