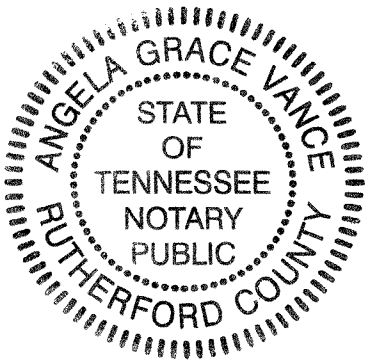
Karen Johnson Davidson County
Batch# 975045 DEEDWARR
02/28/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230228-0014201



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 22 day of February, 2023.

Notary Public
My commission expires: 11-7-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard F Holland **Charles B McDavid, III**	**Nations Lending Corporation**	**13516000400**
2628 Somerset Dr	**4 Summit Park Drive Suite 200**	
Nashville, TN 37217	**Independence, OH 4413**	

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 ACKNOWLEDGE, WE,

Meredith Hansel and spouse, Saundrea Sanburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard F Holland and Charles B McDavid, III

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. 1, on the Plan of Section 9-A, Edge-O-Lakes Estates, of record in plat Book 4600, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Meredith Hansel and spouse, Saundrea Sanburn, by Quitclaim Deed from Meredith Hansel and Joseph Hansel, beneficiaries of the Last Will and Testament of Jo Ann Hansel, deceased, dated April 28, 2020, of record in Instrument No. 20200507-0047855, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Meredith Hansel and Joseph Hansel, beneficiaries of the Last Will and Testament of Jo Ann Hansel, deceased, by Executor's Warranty Deed from Meredith Hansel, as Executor of the Estate of Jo Ann Hansel, deceased, dated January 28, 2020, of record in Instrument No. 20200131-0011698, in the Register's Office for Davidson County, Tennessee. Jo Ann Hansel died testate on April 28, 2019, and by Last Will and Testament admitted to probate in the Circuit Court for Davidson County, Tennessee, Docket No. 19P1310, Meredith Hansel and Joseph Hansel were named sole beneficiaries.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2628 Somerset Dr, Nashville, TN 37217.

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 in 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.

Meredith Hansel Date: 2/21/23

Saundrea Sanburn Date: 2-21-2023

STATE OF Michigan

COUNTY OF Oakland

Personally appeared before me, a Notary Public of said County and State, Meredith Hansel and Saundrea Sanburn, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 5-17-29

Acting in Oakland Co.

CAROL E MURRAY
Notary Public - State of Michigan
County of Macomb
My Commission Expires May 17, 2029
Acting in the County of Oakland

Certificate of Authenticity

I, Carol E Murray, 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 02/22/23.
Date

Affiant Signature

2/21/23
Date

State of Michigan
County of Oakland

Sworn to and subscribed before me this 21st day of February, 2023

Notary's Signature
My Commission Expires: 5-17-29
County of Macomb; Acting in Oakland Co.
Notary's Seal (if on paper)

CAROL E MURRAY
Notary Public - State of Michigan
County of Macomb
My Commission Expires May 17, 2029
Acting in the County of Oakland