Karen Johnson Davidson County
Batch# 999535 DEEDWARR
05/04/2023 10 40 38 AM 2 pgs
Fees $13 00 Taxes $2,756 50
20230504-0033154

This instrument prepared by
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1173-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000 00

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2023

Notary Public
My Commission Expires: 03/09/2027

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Wilson Maclellan and Victoria Joan Maclellan 100A Oceola Avenue Nashville, TN 37209	Same as new owners	103 02 3C 002 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles T. Herron and Hannah Elizabeth Herron, f/k/a Hannah Elizabeth Stann, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Wilson Maclellan and Victoria Joan Maclellan, husband and wife**, hereinafter called the Grantee(s), his/her/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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 100 Oceola Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180702-0063932 and amended in Instrument Number 20190219-0015070 and being shown on Plat attached thereto as Exhibit "B", 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 Charles Thomas Herron, an unmarried man, and Hannah Elizabeth Stann, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Retire Early Properties, LLC and Tzunami Holdings, LLC, of record in Instrument No. 20200909-0102521, in the Register's Office of Davidson County, Tennessee, dated September 04, 2020 and recorded on September 09, 2020.

Hannah Elizabeth Herron and Hannah Elizabeth Stann is one and the same person.

This is ☒ improved or ☐ unimproved property located at. **100A Oceola Avenue, Nashville, TN 37209**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DW-TAC-23-1004

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2023.

GRANTOR:

Charles Thomas Herron

Hannah Elizabeth Herron f/k/a Hannah Elizabeth Stann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles Thomas Herron and Hannah Elizabeth Herron**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 1st day of May, 2023

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires. 11/6/24