Karen Johnson Davidson County
Batch# 1001333 DEEDWARR
05/09/2023 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $4,144.00
20230509-0034477

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37632-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,120,000.00. Affiant Subscribed and sworn to before me this 8th day of May, 2023. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Madison Hannum 809 45th Avenue North Nashville, TN 37209	NEW OWNER	Map and Parcel No.: 09112033700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Madison Hannum, an unmarried woman, and Christopher Edward Hannum, a married man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 809 45th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of May, 2023.

James E. Sieffert, Co-Trustee

Stephanie L. Lowe, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Sieffert and Stephanie L. Lowe, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Co-Trustees of The Sieffert and Lowe Family Revocable Trust dated September 13, 2022, and as such Co-Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 112, in Block No. 63 on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and now known as Lot 112 ,The Row at 45th, established by Declaration of record in Instrument No. 201708312-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee as shown on Exhibit C to the aforementioned Declaration.

Together with Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th as more fully described in Instrument of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Siefert and wife, Stephanie L. Lowe by Quitclaim Deed dated August 31, 2017 from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170831-0089678, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 13, 2022 of record in Instrument No. 20221014-0112873, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20230505-0033469, Register's Office for Davidson County, Tennessee , James E. Sieffert and Stephanie L. Lowe, husband and wife, conveyed subject property to James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 09112033700.
2. Declaration of Covenants, Conditions and Restrictions for The Row at 45th of record in Instrument No. 20170831-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record shown on Exhibit C to the Declaration in Instrument No. 20170831-0089676, Register's Office for Davidson County, Tennessee.
6. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee by Metro Bill No. 081-619, closing vacating and abandoning that portion of 45th Avenue North.
7. Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.

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 May 9, 2023 (date of document).

Affiant Signature

May 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of May, 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