WARRANTY DEED

DIANA K. GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 9-6-24 (AFFIX SEAL)

DM-BR-23-716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1006350 **DEEDWARR**
05/23/2023 09 48 30 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20230523-0038653

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Kellen Decoursey and Rebecca Decoursey	NEW OWNERS	
(NAME)	(NAME)	
716 Powers Ave, Lots A+B	2107 EASTLAND AVE.	**083 07 3D 001 00** **083 07 3D 002 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	NASHVILLE, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANA REAL ESTATE, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEN DECOURSEY AND REBECCA DECOURSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County,Tennessee , being Units A & B of 716 Powers Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No 20210126 -0011151, as amended by First Amendment in Instrument No.20220203 -0012943, Register's Office for said County, and being shown on plan attached thereto as Exhibit B to which plan reference is hereby made for a more complete description

Being the same property conveyed to Hana Real Estate,Inc , by deed dated 10/08/2021, from Perkins Management,LLC , a Tennessee Limited Liability Company, of record in Instrument No 20211025-0142645, Register's Office for said County

Also being the same property conveyed to Perkins Management,LLC , a Tennessee Limited Liability Company, by deed dated 12/30/2020, from Andrew Robert Yocius and Carly Anne Yocius, husband and wife, of record in Instrument No 20210104 -0000588, Register's Office for said County

Also being the same property conveyed to Andrew Robert Yocius and Carly Anne Yocius, husband and wife, by deed dated 05/05/2020, from Andrew Robert Yocius, married, of record in Instrument No 20200515-0050695, Register's Office for said County

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tillman Subdivision Part – 1 of Part of G N Tillman Home Tract, as recorded in Book 1130, Page 29
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20210126-0011151, as Amended in Instrument No 20220203-0012943
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **716 Powers Avenue, lots A & B, Nashville, Tennessee 37206**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 19th DAY OF MAY, 2023

Hana Real Estate, Inc

BY _____
Ferit Burusa
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared FERIT BURUSA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the DIRECTOR of HANA REAL ESTATE, INC , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DIRECTOR

Witness my hand and official seal, this the 19th of May, 2023

_____
Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212