This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1011776 DEEDWARR
06/06/2023 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230606-0042916

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JONATHAN HARTWIG, Trustee KATHLEEN ELIZABETH HARTWIG, Trustee HARTWIG REVOCABLE LIVING TRUST dated May 17, 2023 419A 36th Ave N Nashville, TN 37209	SAME	092-09-4C-002.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Sworn to and subscribed before me this May 17, 2023.

Notary Public

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JONATHAN DAVID HARTWIG, who is one and the same as JONATHAN HARTWIG, and KATHLEEN HARTWIG, who is one and the same as KATHLEEN ELIZABETH HARTWIG, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JONATHAN HARTWIG and KATHLEEN ELIZABETH HARTWIG, Trustees of the HARTWIG REVOCABLE LIVING TRUST, dated May 17, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which

is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this May 17, 2023.

By: _____
JONATHAN DAVID HARTWIG

_____
KATHLEEN HARTWIG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONATHAN DAVID HARTWIG and KATHLEEN HARTWIG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 17, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/2025

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 01/26/2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit B, together with the common elements, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 419 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160104-0000587, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to JONATHAN DAVID HARTWIG and KATHLEEN HARTWIG, husband and wife, by Warranty Deed of record from JOSH MATAS, an unmarried person, in Instrument No. 20210930-0131707, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 419A 36th Avenue North, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 17, 2023 (date of document).

Signature

May 17, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of May, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026