WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21121-RR

Karen Johnson Davidson County
Batch# 1017569 DEEDWARR
06/21/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20230621-0047186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/23/26
(AFFIX SEAL)

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Bream and Austin Bream	NEW OWNER	Parcel ID: 043 04 0 030.00 and
(NAME) 104 Hickman St	(NAME) JENNIFER BREAM AND AUSTIN BREAM	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) 104 HICKMAN ST. OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Van Hook, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Bream and Austin L. Bream, wife and husband**, 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. 3 on the Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; Said lot is more particularly described as follows: Starting with a concrete monument in the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickman Street, and running thence the following courses and distances; In a southwesterly direction along the westerly margin of Hickman Street a distance of 169.6 feet to an iron pin and the point of beginning; thence, continuing in a southwesterly direction along the westerly margin of Hickman Street a distance of 100 feet to an iron pin on a line between Lot Nos. 3 and 4 thence in a northwesterly direction along the line between Lots 3 and 4 a distance of 249.8 feet to an iron pin in a dead line; thence in a northeasterly direction along the rear of Lot No. 3, a distance of 100 feet to an iron pin on a line between Lots 2 and 3; thence in a southeasterly direction along the line between lots 2 and 3 a distance of 249.8 feet to an iron pin and the point of beginning.

Being the same property conveyed to Donna Hall Kelley, a married woman from Gladys T. Hargis by Warranty

Deed dated May 2, 2011 and recorded on May 2, 2011 in Instrument No. 20110502-0033147, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Andrew Van Hook from Donna Hall Kelley by Quitclaim Deed dated July 10, 2014 and recorded on July 10, 2014 in Instrument No. 20140710-0060836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Hickman St, Old Hickory, TN 37138

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. 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 our hands this 21ST day of June, 2023.

Andrew Van Hook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrew Van Hook, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21ST day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/21/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

