Karen Johnson Davidson County
Batch# 1019812 DEEDWARR
06/27/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20230627-0049003

# WARRANTY DEED

File No.: 2023-0178

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,000.00.

Affiant

Subscribed and sworn to before me on JUNE 23, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-17-24

ANGELA GRACE VANN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Cindy Cash<br>5713 Templegate Dr.<br>Nashville TN 37221 | New Owner | 156-09-0-002.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN MORRIS HANSON AND HOLLY RENEE HANSON, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CINDY CASH**, a single person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45, as shown on the map entitled Section Two, Revised, Templegate, of record in Book 6250, page 870, as revised in Book 6900, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN MORRIS HANSON AND HOLLY RENEE HANSON, HUSBAND AND WIFE, by deed from JOSEPH R. SHARP AND WIFE, TRICIA R. SHARP, of record in Instrument No.20211123-0155363, dated November 22, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5713 Templegate Drive, Nashville, TN 37221.

**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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on this 23th day of June, 2023.

**Grantor:**

**John Morris Hanson**

**Holly Renee Hanson**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John Morris Hanson and Holly Renee Hanson, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2023.

Hillary Torrence
Notary Public

My Commission expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## Certificate of Authenticity

I, Katie Smith, 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 6/23/23.

Date

Affiant Signature

6/23/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

My Commission Expires: 11.17.24
Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY