Karen Johnson Davidson County
Batch# 1024477 DEEDWARR
07/10/2023 12 41 33 PM 3 pgs
Fees $18 00 Taxes $629 00
20230710-0052542

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Seventy Thousand and no/100 Dollars ($170,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 10 day of July, 2023.

Notary Public

My commission expires: 2-19-2024

HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

**This Instrument Was Prepared By:**
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Tax Identification Nos.: |
|---|---|---|
| Guerrier Development, LLC | SAME AS NEW OWNER | 071-07-0-067.00 |
| 2 Carmel Lane | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Fred W. Hahn, Jr.**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

[*SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE* ]

This is improved property identified as **112 Old Trinity Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows (1) Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. (2) Any and all verbal and/or written lease agreements

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever

WITNESS my hand on this the 7 day of July, 2023

Fred W. Hahn, Jr

STATE OF TENNESSEE )
COUNTY OF WILLLIAMSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Fred W. Hahn, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, this the 7 day of July, 2023

NOTARY PUBLIC

Commission Expires 2-19-2024

HILLARY D SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

## Exhibit A

Land in the 12th Civil District of Davidson County, Tennessee, being the Northerly part of Lot No 17 on the Plan of the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S M McMurray Company, Engineers, May 10, 1950, as follows.

Beginning on the Southerly margin of Old Trinity Lane at a point 120 feet East of the Northeast corner of the property conveyed to Leland Mabry, by deed from Ezell Dickerson and wife, of record in Book 2439, Page 181, said Register's Office, being the corner of Lot Nos. 16 and 17 on said unrecorded plan, thence with the line between said two lots Southerly 129 feet to the corner of Lot Nos. 5 and 6 on the plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, Page 7, said Register's Office, thence South 88 deg East feet to the corner of Lots 4 and 5 on said recorded plan of Lots 17 and 18 on said unrecorded plan, thence with the line between Lot Nos. 17 and 18, Northerly, 129 feet to the Southerly margin of Old Trinity Lane; thence with the same, Westerly 60 feet to the beginning.

Being part of the same property conveyed to Fred W Hahn, Jr , by Quit Claim Deed from Kay Hahn Garrison aka Kay Annette Hahn and Kay Hahn Lockhart, of record in Instrument No. 20181119-0113748, in the Register's Office for Davidson County, Tennessee, dated May 19, 2014 and recorded on November 19, 2018

Being the same property conveyed to Fred W Hahn, by Warranty Deed from Ernest G Mooneyhan et ux Bessie C Mooneyhan, of record in Book 4150, Page 493, in the Register's Office for Davidson County, Tennessee, dated July 5, 1967 and recorded on July 10, 1967. His wife Mary Nelle Bryan Hahn died on July 28, 1978, leaving her husband, Fred W Hahn, as surviving spouse Said Fred W. Hahn died in 1978 See Probate recorded in Docket No. 66379