Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2730

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of July, 2023

Notary Public

Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1030804 DEEDWARR
07/26/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20230726-0057620

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsey Beth Iverson David Seth Iverson 520 Pascal Court Nashville, TN 37207	Legacy Home Loans 1036 Stearman Dr. Ste 6 White House, TN 37188	060-13-0-131.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hannah K. Homoelle, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey Benda Iverson and David Seth Iverson, 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. 153 on the Plan of Section Two, First Addition, Trinity Hills Village of record in Plat Book 4460, Page (s) 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah K. Homoelle, an unmarried woman by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20160707-0069560 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 07, 2016.

Nicholas Homoelle, spouse of Hannah K. Homoelle, joins in the execution of this instrument, to convey any marital interest he may have, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 520 Pascal Court, Nashville, TN 37207

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 so 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.

Dated this the 26th day of July, 2023.

Hannah K. Homoelle

Nicholas Homoelle

STATE OF TENNESSEE
COUNTY OF WILSON

On this 26th day of July, 2023, before me personally appeared Hannah K Homoelle and Nicholas Homoelle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **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** 7-26-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-26-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

