Karen Johnson Davidson County
Batch# 1042538 DEEDWARR
08/25/2023 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066483

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.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). Affiant Sworn to and subscribed before me this August 25, 2023 Notary Public Comm Exp: 6/27/27

THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JOHN D. MATTHEWS, Trustee	GUARANTEED RATE, INC.	
ESTATE REGIME REVOCABLE TRUST dated July 19, 2023	1806 W. Cuyler Ave., 1 N	115 04 0 058.00
6212 Hickory Valley Road	Chicago, IL 60613	
Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, DANIEL HATEF and LYNSI HATEF, husband and wife (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JOHN D. MATTHEWS, Trustee of the ESTATE REGIME REVOCABLE TRUST dated July 19, 2023 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Map of Hillwood Estates, Section 10 of record in Book 2331, Pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the Southwesterly line and 290.25 feet on the Northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to DANIEL HATEF and LYNSI HATEF, husband and wife, by VINTAGE SOUTH LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20230725-0057147, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUJBECT TO the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented0, all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates, Section 10, as recorded in Book 2331, Page 95 -96.

The legal description is taken from the prior deed of record.

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, its successors and assigns; and we as Grantors do covenant with the said Grantee 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 Grantee, its successors 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.

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.

The improved property is known as 6212 Hickory Valley Road, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on August 25, 2023.

DANIEL HATEF

LYNSI HATEF

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 DANIEL HATEF and LYNSI HATEF, 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 25th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 6/27/27

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 August 25, 2023.

THOMAS K. WHITE 6/27/27 Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25 day of August, 2023.

Notary Public My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025