THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230845679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2023.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1055532 DEEDWARR
09/29/2023 11 01 49 AM 2 pgs
Fees $13 00 Taxes· $3,422 50

20230929-0076584

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Lannigan Macara 477 Broadwell Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160-08-0-060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Hausman and Margaret M. Hausman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Deborah Lannigan-Macara, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Brentview Hills of record in Plat Book 3300, Page (s) 43 and 44, 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 Michael J. Hausman and Margaret M. Hausman, husband and wife by Warranty deed from Kacy Michael Maxwell and Karin S. Maxwell, husband and wife of record in Instrument No. 20140819-0075134 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 19, 2014.

This Conveyance is subject 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 supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

The execution of this instrument is affected by the signature of Abby Benson, as Attorney-in-Fact for Margaret M. Hausman, which Power of Attorney is recorded in Instrument Number 20230929-0076583, said Register's Office.

Taxes for the year 2023, a lien due and payable as of October 1, 2023.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 43 and 44, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3345, Page 205, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 477 Broadwell Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of September, 2023.

Michael J. Hausman

Margaret M. Hausman by Abby Benson
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Hausman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Margaret M. Hausman, and that she is authorized by Margaret M. Hausman, to execute this instrument on her behalf.

WITNESS my hand, at office, this 28th day of September, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026