This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1059994 DEEDWARR
10/12/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231012-0079988

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diane Elizabeth & Steven Laurie Hannula 1416 Finnland Drive Nashville, TN 37207	Diane Elizabeth & Steven Laurie Hannula 1416 Finnland Drive Nashville, TN 37207	041060-041.00

THIS INDENTURE, made this 6th day of October 2023 between

William Brock Brewer, married and Shane Barry, married, tenants in common with right of survivorship

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Steven Laurie Hannula and Diane Elizabeth Hannula, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3A of the Plan of the First Revision of Lot 3A, Skyline Subdivision, Section One of record in Instrument No. 20151112-0114796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Brock Brewer, married and Shane Barry, married tenants in common with right of survivorship by Warranty Deed dated 7/7/23 from Joyce Miles, unmarried of record in Instrument No. 20230710-0052418, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1416 Finnland Drive, Nashville, TN 37207

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes

which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case October demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

William Brock Brewer

Shane Barry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Brock Brewer and Shane Barry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6th day of October 2023.

Notary Public
My Commission Exp: 5/3/2027

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $425,000.00.

Affiant

Sworn to and subscribed before me, this 6th day of October 2023.

Notary Public
My Commission Exp: 5/3/2027

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

True Copy Certification

I, **Pam Autry,** 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 this the 6th day of October, 2023.

Affiant Signature

Date 10/6/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 08-10-2027

JOHN M BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027