This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2189-TC

Karen Johnson Davidson County
Batch# 1061585 DEEDWARR
10/18/2023 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20231018-0081532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2023.

Notary Public
My Commission Expires: 8/10/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Deborah Pixley 7252 Highway 70 South, #1507 Nashville, TN 37221	New Owner	142 07 0F 088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Susan Lee Hahn, an unmarried woman, and Paula Harris, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deborah Pixley, a single woman**, hereinafter called the Grantee, her 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 Unit No. 88, (shown as Lot 88, Unit 1507 in prior Deed), of BELLEVUE COMMONS TOWNHOMES, established by Master Deed and ByLaws for Bellevue Commons Townhomes of record in Instrument No. 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Susan Lee Hahn, an unmarried woman, and Paula Harris, a married woman, by Warranty Deed from Travis G. Jacobs, and Lauren M. Jacobs, husband and wife, of record in Instrument No. 20191125-0121728, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

This property is not a marital residence of Paula Harris and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **7252 Highway 70 South, #1507, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2023.

GRANTOR:

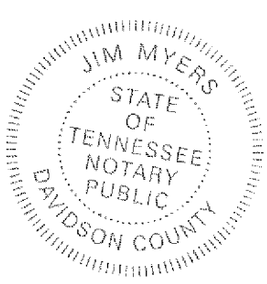
Susan Lee Hahn

Paula Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan Lee Hahn and Paula Harris, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that hey executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2023.



Notary Public
My Commission expires: 11-6-2024

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 17th day of October, 2023

K. Thomas Sidwell
Date: 10-17-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 17th day of October, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

