Karen Johnson Davidson County
Batch# 1075541 DEEDWARR
11/28/2023 08:30:09 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20231128-0091633

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of November, 2023.

(Affix Seal) Notary Public

My Commission Expires: 03-16-26

2023-09-1245

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-23-2025218

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel B. Sweeney 2025 Woodmont Blvd #218 Nashville, TN 37215	Guaranteed Rate, Inc. 3490 N. Ravenswood Ave. Chicago, IL 60613	Map/Parcel 117-11-0J-218.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janie B. Denning, Trustee of the Janie B. Denning Revocable Living Trus dated February 25, 2020,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel B. Sweeney, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 218 of The Hillmont Condominiums, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050512-0053861, Register's Office for said County, to which reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janie B. Denning, unmarried by Warranty deed from Harald Westendorf and Jeneva Myers Westendorf, husband and wife of record in Instrument No. 20190501-0040581 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on May 01, 2019.

Being the same property conveyed to Janie B. Denning, Trustee of the Janie B. Denning Revocable Living Trust dated February 25, 2020 by Warranty deed from Janie B. Denning, a married individual of record in Instrument No. 20201007-0116604 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on October 07, 2020.

This conveyance is subject to the following: 2023 Davidson County property taxes are a lien and now due and payable, Davidson County property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2025 Woodmont Boulevard, 218, Nashville, TN 37215 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective this _____ day of November, 2023:

Janie B. Denning Revocable Living Trust dated February 25, 2020

By: _____
Janie B. Denning, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janie B. Denning, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she as the Trustee of the Janie B. Denning Revocable Living Trust, and acknowledged that she executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2023.

_____
Notary Signature
My commission expires:
12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024