Karen Johnson Davidson County
Batch # 1083555 DEEDWARR
12/19/2023 10:21:56 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20231219-0097665

This Instrument Was Prepared by
The Law Office of
Nancy L. Choate P.C.
P.O. Box 12488
Jackson, Tennessee 38308

(Without Benefit of Survey or Title Examination)

MAP & PARCEL #105 05 0W 001.00
1114 Wade Ave, Unit 1114-A, Nashville, TN 37023

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, DONALD N. HANAFEE, JR. AND LEIGH L. HANAFEE, TRUSTEES OF THE DONALD HANAFEE AND LEIGH HANAFEE TRUST, for and in consideration of the sum of Six Hundred and Fifty Thousand ($650,000.00) Dollars, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby, sell, transfer and convey unto HEWITT CARROLL HANAFEE, the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Map & Parcel #105 05 0W 001.00

Land in Davidson County, Tennessee, being Unit 1114-A on the Plan of 1114 Wade Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150916-0093963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Person or Agency Responsible for Payment of Taxes

and Property Owner:
Hewitt Carroll Hanafee

Address of Above Party:
1114 Wade Ave, Unit 1114-A
Nashville, TN 37023

Being the same real estate conveyed to DONALD N. HANAFEE, JR. AND LEIGH L. HANAFEE, TRUSTEES OF THE DONALD HANAFEE AND LEIGH HANAFEE TRUST, by Quitclaim Deed of record as Instrument Number 20230725-0057204 in the Register's Office of Davidson County, Tennessee. See also Scrivener's Error Affidavit of record as Instrument Number 20230808-0061372 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

We covenant with said Grantees that we are lawfully seized and possessed of said real estate; that we have a good and perfect right to sell and convey the same; that it is free and unencumbered except for:

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150916-0093963, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons.
- Charter for HOA (Townhomes) of record in Instrument Number 20150928-0098513, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA (Neighborhood) of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 53, Register's Office for Davison County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davison County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

With the foregoing exceptions, we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 15 day of December, 2023.

THE DONALD HANAFEE AND LEIGH HANAFEE TRUST

BY: DONALD N. HANAFEE, JR.
TRUSTEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Amber Ashworth, of the state and county aforesaid, personally appeared DONALD N. HANAFEE, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of the DONALD HANAFEE AND LEIGH HANAFEE TRUST, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the DONALD HANAFEE AND LEIGH HANAFEE TRUST by himself as Trustee.

Witness my hand, at office, this 15 day of December, 2023.

Notary Public

My Commission expires: 10-22-2025

AMBER ASHWORTH
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, (which ever is greater) is $ 650,000.00

Leigh Hanafee, Trustee
Affiant

Subscribed and sworn to before me this the 15 day of December, 2023.

Notary Public

My Commission Expires: 10-22-2025

AMBER ASHWORTH
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

THE DONALD HANAFEE AND LEIGH HANAFEE TRUST

Leigh Hanafee

BY: LEIGH L. HANAFEE
TRUSTEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Amber Ashworth, of the state and county aforesaid, personally appeared LEIGH L. HANAFEE, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Trustee of the DONALD HANAFEE AND LEIGH HANAFEE TRUST, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the DONALD HANAFEE AND LEIGH HANAFEE TRUST by herself as Trustee.

Witness my hand, at office, this 15 day of December, 2023.

Amber Ashworth

Notary Public

My Commission expires: 10-22-2025

AMBER ASHWORTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MADISON