WARRANTY DEED

Karen Johnson Davidson County
Batch# 1106893 DEEDWARR
03/04/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240304-0014651

File No. DH-24-5948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hansen and Breanna Hansen	Same as	
(NAME)	(NAME)	
1216 Preston Drive	New Owner	083-04-0-121.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sarah P. Weinstein and Matthew Szlachetka, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Hansen and Breanna Hansen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 parts of Lots Nos. 30 and 31 on the Plan of Rosebank Subdivision of the J.W.C. Church Tract, as of record in Book 547, Page 48, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Preston Drive, formerly Preston Avenue, at a point being 240 feet Northerly from the Northwest intersection of Carter Street and Preston Drive, formerly Preston Avenue; thence with the Westerly margin of said Preston Drive, formerly Preston Avenue, Northerly 100 feet to the Southeast corner of the property conveyed to Arvil H. Cubbins, et al by deed from William F. Carr and wife, of record in Book 2748, Page 77, said Register's Office; thence with said Cubbins' Southerly boundary line Westerly 260 feet, more or less, to a point in the line between Lots Nos. 29 and 30; thence with the line between said two lots Southerly 50 feet; thence South 54 degrees 10' East 113 feet; thence Easterly 160 feet to the beginning.

Being the same property conveyed to Matthew Szlachetka and Sarah P. Weinstein, husband and wife by Quitclaim Deed from Sarah Weinstein and Matthew Szlachetka, wife and husband, of record as Instrument Number 20220927-0106879, Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

This is property more commonly known as 1216 Preston Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 1st day of March, 2024.

Sarah P. Weinstein

Matthew Szlachetka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Sarah P. Weinstein and Matthew Szlachetka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 1, 2024**.

Date

Affiant Signature

March 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

