Karen Johnson Davidson County
Batch# 1108434 DEEDWARR
03/07/2024 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20240307-0015819

Warranty Deed

2024-10

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -$485,000.00-.

Affiant

Subscribed and sworn to before me this the 1st day of March, 2024

Notary Public
My Commission Expires: 9·21·24

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
The Jonathan P and Melinda A Miller Estate Planning Trust 1577 Brockton Lane, Nashville, Tennessee 37221	NEW OWNER	141 05 0A 558.00

KNOW ALL MEN BY THESE PRESENTS that **Bryant Hahnfeldt, a married man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **The Jonathan P and Melinda A Miller Estate Planning Trust**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

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

Land in Davidson County, Tennessee, being all of Lot No. 558, on the Plan of Avondale Park, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bryant Hahnfeldt, a single man by Warranty Deed from Akua J. Stovall-Spears, unmarried of record as Instrument No. 20200908-0101932 in the Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on September 8, 2020.

This is improved property having a physical address of: 1577 Brockton Lane, Nashville, Tennessee 37221

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters f public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of March, 2024

_____(SEAL)
Bryant Hahnfeldt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Bryant Hahnfeldt, 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: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

EXHIBIT A

The following described real property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 558, on the Plan of Avondale Park, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bryant Hahnfeldt, a single man by Warranty Deed from Akua J. Stovall-Spears, unmarried of record as Instrument No. _____ in the Register's Office for Davidson County, Tennessee, dated March 1, 2024 and recorded on __ _____.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-1-24.

Affiant Signature

3-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY