Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1109520 DEEDWARR
03/11/2024 10:56:33 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20240311-0016655

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2024.

Notary Public
MY COMMISSION EXPIRES:
File No. G24-20558

STATE OF TENNESSEE NOTARY PUBLIC SEAZEN YILMAZ DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chloe Hendrickson and Matthew Bacnis (NAME)	NEW OWNER (NAME)	104-02-0D-016.00-CO
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Charles Lee Hankla, Trustee of The Charles Lee Hankla Revocable Living Trust dated May 29, 2019, and Carol Margaret Awtrey Hankla, Trustee of The Carol Margaret Awtrey Hankla Revocable Living Trust dated May 29, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chloe Hendrickson, unmarried, and Matthew Bacnis, unmarried, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 16, together with the appurtenant interest in the common elements of 3110 West End Circle, a horizontal property regime established by Master Deed of record in Book 6875, page 613, Register's Office for Davidson County, Tennessee, said unit being shown on the condominium site plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Charles Lee Hankla, Trustee of The Charles Lee Hankla Revocable Living Trust dated May 29, 2019, and Carol Margaret Awtrey Hankla, Trustee of The Carol Margaret Awtrey Hankla Revocable Living Trust dated May 29, 2019 by Quitclaim Deed dated August 22, 2019, recorded August 26, 2019, in Instrument Number 20190826-0085845, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3110 West End Cir, #16, Nashville, TN 37203.

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.

Witness my/our hand(s) this 8th day of March, 2024.

The Charles Lee Hankla Revocable Living Trust dated May 29, 2019

By: X C Hankla, Trustee
Charles Lee Hankla, Trustee

The Carol Margaret Awtrey Hankla Revocable Living Trust dated May 29, 2019

By: X Carol A. Hankla, Trustee
Carol Margaret Awtrey Hankla, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Carol Margaret Awtrey Hankla, Trustee of The Carol Margaret Awtrey Hankla Revocable Living Trust dated May 29, 2019, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles Lee Hankla, Trustee of The Charles Lee Hankla Revocable Living Trust dated May 29, 2019, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2024.

Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066