Karen Johnson
Batch # 1120660
04/09/2024 09:11:00 AM
Fees: $13.00 Taxes: $1,409.70

Davidson County
DEEDWARR
2 pgs

20240409-0025008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-17-2024

(AFFIX SEAL)

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH24-07462

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Hanson and Emily Anne Hanson 6504 Thunderbird Drive Nashville, TN 37209	new owner	102 04 0 013.01

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Rosa Lee Flair, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benjamin Hanson and Emily Anne Hanson, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 1312 on the Plan of CHARLOTTE PARK, SECTION 18, as of record in Plat Book 3600, Pages 51 and 52, Register's Office for said County.

Being the same property conveyed to Leo Samuel Flair and wife, Rosa Lee Flair, by Warranty Deed from Grantor, of record in Book 3839, Page 746, in the Register's Office of Davidson County, Tennessee, dated November 30, 1964, and recorded on December 08, 1964. The said Leo Samuel Flair died on September 17, 1999, then Rosa Lee Flair died October 10, 2022 testate, devising subject property to devisees Jacqueline Marie Flair Telford and Ronald Lee Flair. See Probate Case 22P2098, Davidson County Circuit Court.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6504 Thunderbird Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of April, 2024

Estate of Rosa Lee Flair, deceased

BY: Ronald Lee Flair Executor
Ronald Lee Flair, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Lee Flair, Executor of the Estate of Rosa Lee Flair, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 8th day of April, 2024.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY