Karen Johnson Davidson County
Batch# 1121491 DEEDWARR
04/10/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240410-0025529

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $410,000.00.

Affiant

CHRISTINA MURRELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 8, 2025

Subscribed and sworn before me this the 4th day of April, 2024.

Notary Public
My commission expires: 10/8/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Haraden 1041 Petway Ave Nashville, TN 37206	New Owner	083-01-0 246.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER T. JANSSEN, TRUSTEE OF THE PETER T. JANSSEN TRUST DATED JULY 2, 2019 AND , NENA S. JANSSEN, TRUSTEE OF THE NENA S. JANSSEN TRUST DATED JULY 2, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA HARADEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Land, of record in Plat Book 2, Page 42, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

Being the same property conveyed to Peter T. Janssen, Trustee of the Peter T. Janssen Trust dated July 2, 2019, and Nena S. Janssen, Trustee of the Nena S. Janssen Trust dated July 2, 2019, by Warranty Deed dated 10/25/2022, from Luke D. Cressman and Chelsea M. Cressman, f/k/a Chelsea M. White, husband and wife, of
record in Instrument No. 20221027-0116304, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1041 Petway Ave, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of April. 2024.

Peter T. Janssen Trust dated July 2, 2019

BY: _____ Trustee
Peter T. Janssen, Trustee

Nena S. Janssen Trust dated July 2, 2019

BY: _____ Trustee
Nena S. Janssen, Trustee

STATE OF Illinois
COUNTY OF Will

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Peter T. Janssen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Peter T. Janssen Trust dated July 2, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Peter T. Janssen Trust dated July 2, 2019 by the said Peter T. Janssen as such TRUSTEE.

Witness my hand and official seal this 4th day of April, 2024.

My commission expires: 10/8/25

_____
Notary Public

CHRISTINA MURRELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 8, 2025

STATE OF Illinois
COUNTY OF Will

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nena S. Janssen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Nena S. Janssen Trust dated July 2, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Nena S. Janssen Trust dated July 2, 2019 by the said Nena S. Janssen as such TRUSTEE.

Witness my hand and official seal this 4th day of April, 2024.

My commission expires: 10/8/25

_____
Notary Public

CHRISTINA MURRELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 8, 2025

Tennessee Certification of Electronic Document

I, Mary Kathryne Lawson 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 04/04/2024 (date of document).

Affiant Signature

04/04/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202404100025529