Karen Johnson Davidson County
Batch# 1123667 DEEDWARR
04/16/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240416-0027147

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass
Suite #100
Clarksville, TN 37043
File Number: 10-3062-TC

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant
Subscribed and sworn to before me, this the 11th day of April, 2024.

Notary Public
My Commission Expires: 11/7/24

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Alexander Paul Christensen and<br>Kimberly Elizabeth Marble<br>808 Joyce Lane<br>Nashville, TN 37216 | New Owner | 061 02 0 141.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trevor Hartz and Kelly McGill Hartz, Trustees of the Hartz Family Revocable Trust dated August 4, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexander Paul Christensen and Kimberly Elizabeth Marble, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 120 on the Plan of SECTION THREE, GAR-MAR ACRES of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Trevor Hartz and Kelly McGill Hartz, Trustees of the Hartz Family Revocable Trust dated August 4, 2023 by Warranty Deed from James T. Hartz and Kelly McGill Hartz, husband and wife of record in Instrument No. 20230912-0071336, in the Register's Office of Davidson County, Tennessee, dated August 04, 2023 and recorded on September 12, 2023.

Being a portion of the same property conveyed to James T. Hartz and Kelly McGill Hartz, husband and wife, by Warranty Deed from James T. Hartz, a married man, of record in Instrument No. 20230822-0065443, in the Register's Office of Davidson County, Tennessee, dated August 04, 2023 and recorded on August 22, 2023.

Being a portion of the same property conveyed to James T. Hartz, single man, by Warranty Deed from Kyle Stallons, married and Klint Stallons, a single man, of record in Instrument No. 20190520-0047124, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 20, 2019.

This is improved property located at: **808 Joyce Lane, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 11th day of April, 2024.

GRANTOR:

Hartz Family Revocable Trust dated August 4, 2023

By: ✓ _____
James Trevor Hartz, Trustee

By: ✓ Kelly McGill Hartz
Kelly McGill Hartz, Trustee

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Trevor Hartz and Kelly McGill Hartz, Trustees of Hartz Family Revocable Trust dated August 4, 2023, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Deborah Bissell
Notary Public
My Commission expires: 3-2-27



202404160027147

## Certificate of Authenticity

I, Mark Joseph, 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

4/11/24
Date

Affiant Signature

4/11/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of April, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY