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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $989,000.00.

Hakan W. Sundell, Trustee
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2024.

Notary Public Kim S Rogers
My Commission Expires: At my death

KIM S. ROGERS NOTARY PUBLIC ID#13093 JEFFERSON PARISH, LA.

Karen Johnson
Batch # 1126012
04/23/2024 10:02:52 AM
Fees: $13.00 Taxes: $3,659.30

Davidson County
DEEDWARR
2 pgs

20240423-0029051

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael R. Smiley and Georgette A. Smiley 6028 Gardendale Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158 03 0 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hakan W. Sundell, Trustee of the Julie Gerlach Family Trust U/A dated 04/23/2004 and Hakan W. Sundell, Trustee of the Marital Trust, the Tennessee Trust, and the Family Trust as created under the Julie Gerlach Family Trust U/A dated 04/23/2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael R. Smiley and Georgette A. Smiley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 420, on the Plan of HILLSBORO PARK, SECTION IV, as of record in Book 2331, Page 142, Register's Office for said County.

Said Lot fronts 219.3 feet on the South side of Gardendale Drive and runs back 318 feet on the East line and 260.4 feet on the West line to a dead line in the rear on which it measures 229.1 feet, said dead line being a broken line.

Being the same property conveyed to Julie Gerlach Sundell Revocable Trust, U/A dated 04-23-2004, by Quitclaim Deed from Hakan Sundell and wife, Julie Sundell, of record in Instrument No. 20050408-0038855 in the Register's Office of Davidson County, Tennessee, dated April 01, 2005 and recorded on April 08, 2005.

Being the same property conveyed to Hakan W. Sundell, Trustee of the Julie Gerlach Family Trust U/A dated 04/23/2004, by Quitclaim Deed from Julie Gerlach Sundell Revocable Trust, U/A dated 04-23-2004, Hakan W. Sundell, Trustee, of record in Instrument No. 20150520-0046731, in the Register's Office of Davidson County, Tennessee, dated May 14, 2015 and recorded on May 20, 2015. also see the Deed of Correction Recorded in Instrument No. 20150831-0087882, in the Register's Office of Davidson County, Tennessee.

Julie Gerlach Sundell having died April 25th, 2015. Hakan W. Sundell being the Trustee of the Julie Gerlach Family Trust U/A dated 04/23/2004 and of the Marital Trust, the Tennessee Trust, and the Family Trust created under that instrument.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and amended in Book 2596, Page 23; Book 4169, Page 719 and Book 2603, Page

440 and further amended in Book 3836, Page 620 and Addendum recorded in Book 4207, Page 397.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7510, Page 168.

This is improved property located at 6028 Gardendale Drive Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19TH day of April, 2024.

The Julie Gerlach Family Trust U/A dated 04/23/2004

Hakan W. Sundell Trustee

By: Hakan W. Sundell, Trustee

STATE OF ~~TENNESSEE~~ LOUISIANA)
COUNTY OF ~~DAVIDSON~~ ORLEANS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hakan W. Sundell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Julie Gerlach Family Trust U/A dated 04/23/2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19TH day of April, 2024.

Kim S. Rogers

Notary Public Kim S. Rogers

My Commission Expires: At my DEATH

KIM S. ROGERS NOTARY PUBLIC ID#13093 JEFFERSON PARISH, LA.

The Marital Trust, the Tennessee Trust and the Family Trust created under the Julie Gerlach Family Trust U/A dated 04/23/2004

Hakan W Sundell Trustee

By: Hakan W. Sundell, Trustee

STATE OF ~~TENNESSEE~~ LOUISIANA)
COUNTY OF ~~DAVIDSON~~ ORLEANS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hakan W. Sundell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Marital Trust, the Tennessee Trust and the Family Trust created under the Julie Gerlach Family Trust U/A dated 04/23/2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19TH day of April, 2024.

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