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

**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0117

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of May, 2024

Notary Public

Commission Expires: 11-8-27

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jessica L. Anderson and Connor Presley Anderson<br>7524 Oak Haven Trace<br>Nashville, TN 37209 | NEW OWNER | 114-07-0-021.00 |

## WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Hannah Margaret Ferg, devisee of the Last Will and Testament of Jonathan Barnas**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jessica L. Anderson and Connor Presley Anderson, wife and husband**

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 Lot No. 21 on the Final Plat of Oakhaven Subdivision, Resubdivision of Lots 20 and 21 and New Lot 23 of Section 4, as shown by plat appearing of record in Instrument 20010302-0019996, Register's Office for Davidson County to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Jonathan Barnas by Warranty Deed from Damon Abaray and wife, Elizabeth Abaray, dated 12/13/2013 and recorded 12/19/2013 in Instrument No. 20131219-0128127, Register's Office for Davidson County, Tennessee. The said Jonathan Barnas (a/k/a Jonathan Raymond Barnas) died testate on October 14, 2023. According to Order to Probate filed 11/9/2023 in Docket No. 23P2056 in the Seventh Circuit Court for Davidson County, Tennessee, Subject property was devised to Hannah Margaret Vejvoda (aka Hannah Margaret Ferg) by the Last Will and Testament of Jonathan Raymond Barnas.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7524 Oak Haven Trace Nashville, TN 37209.

Karen Johnson
Batch # 1137518
05/21/2024 09:44 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20240521-0037711

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of May, 2024.

Hannah Margaret Ferg

STATE OF ILLINOIS
COUNTY OF KANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hannah Margaret Ferg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Batavia, Illinois this 17th day of May, 2024.

GRACE J HERSH
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 28, 2024

Notary Public
My Commission Expires: 28 September 2024

(Notary Seal)