Name and Address of New Owner:
Carolyn Welker Beilfuss
305 Seven Springs Way, Apt 201
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 160-15-0D-041.00-CO

Karen Johnson Davidson County
Batch# 1156558 DEEDWARR
07/11/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20240711-0051954

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James K. Hasson, Jr., Trustee of James K. Hasson, Jr. OR Janet S. Hasson, Trustees U/A/D September 16, 1996 of the Hasson Joint Revocable Living Trust Agreement and any Sussessors in Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carolyn Welker Beilfuss, Trustee of The Carolyn Welker Beilfuss Trust dated November 18, 2016**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 41, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to James K. Hasson, Jr. OR Janet S. Hasson, Trustees of the Hasson Revocable Living Trust, dated September 16, 1996 by Warranty Deed from Ronald Rice and Pamela G Rice, husband and wife, of record in Instrument No. 20180620-0059663 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 20, 2018.

Being improved property known as **305 Seven Springs Way, Brentwood, Tennessee 37027.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2024.

James K. Hasson, Jr. OR Janet S. Hasson, Trustees U/A/D September 16, 1996 of the Hasson Joint Revocable Living Trust Agreement and any Sussessors in Trust

By: _____
James K. Hasson, Jr., Trustee

State of Tennessee
County of ~~Davidson~~ Williamson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared James K. Hasson, Jr., Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of James K. Hasson, Jr. OR Janet S. Hasson, Trustees U/A/D September 16, 1996 of the Hasson Joint Revocable Living Trust Agreement and any Sussessors in Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand at office, this 10th day of July, 2024.

_____
Notary's Signature
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $459,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of July, 2024.

_____
Notary Public
My commission expires: 5-9-26
File No. GNT-24-3455

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-10-24

Affiant Signature

7-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON