WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162658 DEEDWARR
07/25/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240725-0056428

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 07/24/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
AH HARLIN PARTNERS TRUST 8211 Middlewick Lane Nolensville, TN 37135	NEW OWNER	060 13 0 214.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Janie R. Ganaway, an unmarried woman, and Michael Ganaway, an unmarried man, as tenants in common with rights of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Christine Hill, Trustee of the AH HARLIN PARTNERS TRUST DATED DECEMBER 5, 2022, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the PLAN OF J.B. HAYNIE'S DUDLEY BELLE PLAN, as of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet of the northerly side of Haynie Avenue and extend back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Janie R. Ganaway, an unmarried woman, and Michael Ganaway, an unmarried man, as Tenants in Common with Rights of Survivorship, by Quit Claim Deed from Janie R. Ganaway, an unmarried woman, of record in Instrument No. 20230614-0045408, in the Register's Office of Davidson County, Tennessee, dated June 14, 2023, and recorded on June 14, 2023.

Being part of the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quit Claim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, of record in Instrument No. 20200212-0016135, in the Register's Office of Davidson County, Tennessee, dated February 07, 2020, and recorded on February 12, 2020.

Being the same property conveyed to George Ganaway, by Warranty Deed from Robert Ernest Ellis, of record in Instrument No. 20040917-0112445, in the Register's Office of Davidson County, Tennessee, dated September 15, 2004, and recorded on September 17, 2004. George Ganaway died on or around March 17, 2019, intestate, leaving Janie Ganaway and Michael Ganaway as his heirs per Affidavit of Heirship recorded at Instrument No. 20190918-0094801 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 405 Haynie Ave., Nashville, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 07/24/24.

Janie R. Ganaway

Michael Ganaway

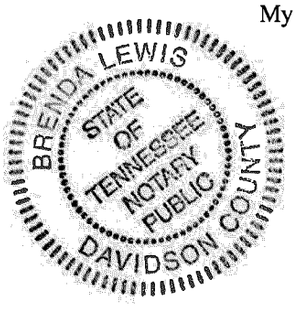
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/24/24, before me personally appeared Janie R. Ganaway and Michael Ganaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/24/24.

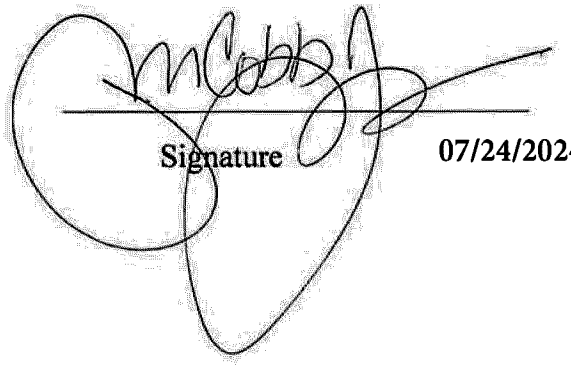
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 24, 2024.



Signature 07/24/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 24th day of July, 2024.

Brenda Lewis

Notary's Signature

My Commission Expires: 9-8-2025

