Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-COMP-24-4812

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748279** Karen Johnson Davidson County Batch # 1170654 DEEDWARR 08/16/2024 01:38:35 PM 2 pgs Fees: $13.00 Taxes: $2,031.30 20240816-0062957	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2024. Notary Public My Commission Expires:

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

Address New Owner: Taylor Hansen and Carley Hansen, and Robert Hansen 4812 Foley Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Movement Mortgage 6024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 147 04 0 035.00

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, **Nathaniel S. Akey and Alexandra P. Akey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Hansen and Carley Hansen, husband and wife and Robert Hansen, a married man, as** ** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: ** **Tenants in Common with the Right of Survivorship**

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled BEVERLY HEIGHTS, SECTION TWO, of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathaniel S. Akey and Alexandra P. Akey, husband and wife, by Warranty Deed from Doreen Francis, Sherry Hays and Cara Prince, of record in Instrument No. 20180702-0063756, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018, and recorded on July 02, 2018. Also see Affidavit of record in Instrument No. 20180712-0067399, Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEVERLY HEIGHTS, SECTION TWO, as recorded in Plat Book 2331, Page(s) 42.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2440, Page 199.

This is improved property located at 4812 Foley Drive Nashville TN 37211

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 13th day of August, 2024.

Nathaniel S. Akey

Alexandra P. Akey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel S. Akey and Alexandra P. Akey, 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, at office, this 13th day of August, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026