Karen Johnson Davidson County
Batch# 1174526 DEEDWARR
08/26/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240826-0065464

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JANUARY 9, 2028

File No. EY-24-7367

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Bener Oguz and Dana K. Hanley	New Owner	
(NAME)	(NAME)	083-06-0-188.00
208 Fall Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Adam Chenault, Trustee of The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bener Oguz, a single man and Dana K. Hanley, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 the West 1/2 of Lot No. 10 on the Plan of Sneed and Hamilton's Resubdivision of Lots Nos. 2, 3, 7, 8, 9,10,15,16,17 and 18, First Subdivision of Brownsville, of record in Book 161, Page 149, Register's Office of Davidson County, Tennessee. Said property fronts 50 feet on Fall Street and runs back between parallel lines 130 feet to a 50 foot line on rear bordering a 10 foot alley.

Being the same property conveyed to The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006 by Warranty Deed from Shawn L. Wilson, an unmarried woman of record in Instrument No. 20240205-0008064 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 05, 2024.

This is property more commonly known as 208 Fall Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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 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 my/our hand this 23rd day of August, 2024.

The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006

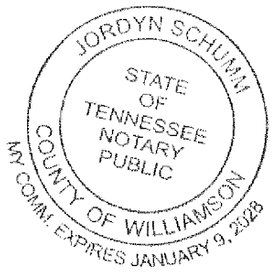
By: _____
John Adam Chenault, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared John Adam Chenault, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and amended July 18, 2006, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 23rd day of August, 2024.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian 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 **8/23/2024**.

Date

Affiant Signature

8/23/2024

Date

State of Tennessee

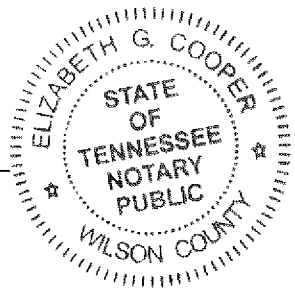
County of Davidson

Sworn to and subscribed before me this **23rd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)