Karen Johnson Davidson County
Batch# 1212464 DEEDWARR
12/04/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20241204-0094065

Prepared by:
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JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00

Affiant

Subscribed and sworn to before me this 3rd day of December, 2024.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hannah Pauline Landau Klarner	Ascend Federal Credit Union	106-15-0-058
935 Giant Oak Drive	520 Airpark Drive	
Nashville, TN 37217	Tullahoma, TN 37388	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Trever Redick and Gayna Joy Redick, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hannah Pauline Landau Klarner and Tyler John Klarner, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 99 on the Plan of Hill-N-Dale, Section 2, as of record in Book 4175 Page 5, as amended in Book 4417 Page 336, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 120.56 feet on the Southerly side of Giant Oak Drive and runs back between line 169.64 feet on the West line and 156.60 feet on the East line to a dead line in the rear on which it measures 38.08 feet.

Being the same property conveyed to Trever Redick and Gayna Joy Redick, husband and wife, by deed from Wilma Jean Bailey of record in Instrument No. 20230131-0007083, Register's Office for Davidson County, Tennessee, and dated January 25, 2023.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Hill-N-Dale of record in Book 4175 Page 5, as amended in Book 4417 Page 336 Register's Office for Davidson County, Tennessee.

This property is improved property known as 935 Giant Oak Drive, Nashville, TN 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of December, 2024.

Trever Redick

Gayna Joy Redick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2024, before me personally appeared Trever Redick and Gayna Joy Redick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of December, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of December, 2024.

Affiant Signature
Date 12/3/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027