WARRANTY DEED

Karen Johnson
Batch # 1213390
12/09/2024 11 17 14 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20241209-0095335

File #24-PA-1416-P

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2024

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Max Monroe Lenox	**New Owner**	
(NAME) 1416 Finnland Dr.	(NAME)	**041 06 0 041 00**
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEVEN LAURIE HANNULA AND DIANE ELIZABETH HANNULA, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAX MONROE LENOX, AN UNMARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 3A of the Plan of the FIRST REVISION OF LOT 3A SKYLINE SUBDIVISION, SECTION ONE of record in Instrument No 20151112-0114796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Steven Laurie Hannula and Diane Elizabeth Hannula, husband and wife, by Warranty Deed from William Brock Brewer, married and Shane Barry, married, tenants in common with right of survivorship, of record in Instrument No 20231012-0079988, in the Register's Office of Davidson County, Tennessee, dated October 06, 2023, and recorded on October 12, 2023

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF LOT 3A SKYLINE SUBDIVISION, SECTION ONE, as recorded in Instrument No 20151112-0114796

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKYLINE, SECTION ONE, as recorded in Plat Book 2854, Page(s) 117 as First Revision recorded in Instrument No. 20131230-0130780
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as 1416 Finnland Drive, Nashville, TN 37207

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 6th day of December, 2024

Steven Laurie Hannula

Diane Elizabeth Hannula

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared Steven Laurie Hannula, 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 6th day of December, 2024

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared Diane Elizabeth Hannula, 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 6th day of December, 2024

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028