WARRANTY DEED

Karen Johnson
Batch # 1237802
02/14/2025 01 48 44 PM
Fees $13 00 Taxes $1,221 00

Davidson County
DEEDWARR
2 pgs

20250214-0011433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hana Real Estate Inc.	**Same as New Owner**	
(NAME)	(NAME)	
314 Dunnwood Loop		**072-14-0-280.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **MIRIAM SUE GERBER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANA REAL ESTATE INC., A TEXAS CORPORATION,** 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 part of Lots 1, 2 and 3 on the map of Resubdivision of M T Stratton Subdivision of part of the Cahal Lands as of record in Book 421, Page 50, Register's Office for said county, described according to survey made by Clyde D. Anderson, May 19, 1964, as follows:

Beginning at an iron pin in the southerly margin of Cahal Avenue, being 22 feet west of common front corner of Lot Nos. 1 and 2 being the southeasterly intersection of said Cahal Avenue and proposed 50 foot street, called Chester Avenue, on the above described survey, thence southeasterly along the easterly margin of Chester Avenue 184 4 feet; thence easterly 66.5 feet to the southwest corner of the property conveyed to Felix E. Stevens and wife, by deed from L. T Stevens and wife of record in Book 4152, Page 129, said Register's Office; thence with Steven's westerly line North 3 degrees 21 minutes East 181 3 feet to the southerly margin Cahal Avenue; thence with said Avenue North 86 degrees 49 feet to the point of beginning

Being the same property conveyed to Miriam Sue Gerber, married by Warranty Deed from Thomas E Hooper and wife, Denise M. Hooper dated October 19, 2006 and recorded November 1, 2006 in Instrument No. 20061101-0135757, Register's Office of Davidson County, Tennessee.

Subject property having never been said Grantors primary or marital residence.

This conveyance is subject to·
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 50, Register's Office for Davidson County, Tennessee
- Easement to US Spring Communications in Instrument No 20140114-0003779, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1504 Cahal Avenue, Nashville, Tennessee 37206**.

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 12th DAY OF FEBRUARY, 2025.

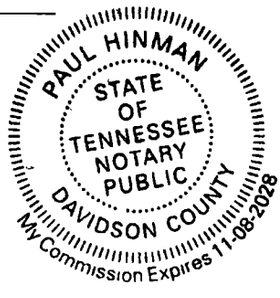
Miriam Sue Gerber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRIAM SUE GERBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212