WARRANTY DEED

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp January 22 2029 COUNTY OF DAVIDSON

G-C-25-3109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29

(AFFIX SEAL)

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)
Delta Development, LLC	**New Owner**	
(NAME)	(NAME)	**104-02-0-173.00**
855 Springfield Hwy		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **SHERRI W. HAHN, TRUSTEE OF THE HAHN FAMILY REVOCABLE LIVING TRUST U/A/D JUNE 12, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELTA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 No 134 on the revised map of West End Park, of record in Book 421, Page 82 and 83, Register's Office for said County

Said Lot No 134 fronts 60 feet on the southerly margin of Bellwood Avenue (also Known as Belwood Avenue) and extends back 149 feet on the easterly line and 147 feet on the westerly line to an alley line in the rear measuring 47 7 feet thereon

Being the same property conveyed to Eric W. Hahn, a single person by Warranty Deed from Jerry C Waddell, Dale P. Waddell, and Rodney K. Waddell of record in Book 8456, page 564, Register's Office for Davidson County, Tennessee, dated September 27, 1991 and recorded on October 03, 1991

Being the same property conveyed to Eric W. Hahn and Sherri W. Hahn, Trustees, Hahn Family Revocable Living Trust Agreement dated June 12, 2019 by Quitclaim Deed from Eric W. Hahn of record in Instrument No. 20190625-0061135 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 25, 2019

This conveyance is subject to.
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 489, Page 189 and Book 7358, Page 1 (which forms an Owners Association), in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **3109 Belwood Street, Nashville, Tennessee 37203**.

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

Karen Johnson Davidson County
Batch # 1249608 DEEDWARR
03/24/2025 02 28 14 PM 2 pgs
Fees $13 00 Taxes $2,590 00

20250324-0021996

Witness my/our hand(s) this the 20th DAY OF MARCH, 2025

Hahn Family Revocable Living Trust u/a/d June 12, 2019

BY Sherri W Hahn

Sherri W. Hahn
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRI W. HAHN, TRUSTEE of HAHN FAMILY REVOCABLE LIVING TRUST U/A/D JUNE 12, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 20th of March, 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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