THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8518-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00. Taylor Hansen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2025. Notary Public MY COMMISSION EXPIRES: 2/7/27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1274221 DEEDWARR
05/16/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250516-0038870

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hansen	All Western Mortgage, Inc.	
422 Old Towne Drive	8345 W. Sunset Road, Suite 380	160-16-0C-016.00-CO
Brentwood, TN 37027	Las Vegas, NV 89113	
(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 , **Jennifer Grace Atema, Trustee of the Jennifer Grace Atema Living Trust dated April, 25, 2022**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Hansen, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No 16 on the Pian of The Terraces at Brentwood Chase, as of record in Instrument No 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Grace Atema by Warranty Deed from Janet K. King, single person of record in Instrument No. 20140714-0061553 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 14, 2014.

Being the same property conveyed to Jennifer Grace Atema, as Trustee of the Jennifer Grace Atema Living Trust dated April 25, 2022 by Quitclaim Deed from Jennifer Grace Atema, a single woman of record in Instrument No. 20230524-0038907 Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on May 24, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **422 Old Towne Drive, Brentwood, TN 37027**

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 our hands this the 15th day of May, 2025.

Jennifer Grace Atema Living Trust dated April 25, 2022

BY: Jennifer Grace Atema, Trustee
Jennifer Grace Atema, Trustee

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer Grace Atema**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Jennifer Grace Atema Living Trust dated April 25, 2022**, the within named bargainor, and Trust,and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jennifer Grace Atema**, as such **Trustee**.

Witness my hand and official seal this the 15th day of May, 2025.

My Commission expires Mar 8 2027

Notary Public

I, Steve Engel, 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 15th day of May, 2025

Steve Engel

Dated 5/16/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Steve Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 16th day of May, 2025

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY