WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1284227 DEEDWARR
06/13/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250613-0046080

File #25-PA-0733-C

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/1/28

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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)
Robert Hanratta and Hannah Hanratta	**Old National Bank**	
(NAME)	(NAME)	
733 Charlie Gann Dr.	**101 Northwest Fourth**	**063 04 0 098.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Evansville, IN 47708**	
(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,

STANLEY SOUTHALL, AN UNMARRIED PERSON,

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

HANNAH GRACE HANRATTA AND ROBERT HANRATTA, WIFE AND HUSBAND,

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 14, REVISED, SECTION 2, (LOTS 4-30) RANGE HEIGHTS SUBDIVISION, as shown on plat of record in plat book 8250, page 936, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stanley Southall, by Warranty Deed from William F. Jones III and Lauren C. Jones of record in Instrument No. 20090729-0071050, in the Register's Office of Davidson County, Tennessee, dated July 27, 2009 and recorded on July 29, 2009.

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 REVISED, SECTION 2, (LOTS 4-30) RANGE HEIGHTS SUBDIVISION, as recorded in Plat Book 8250, Page(s) 936.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, (LOTS 4-30) RANGE HEIGHTS SUBDIVISION, as recorded in Plat Book 8250, Page 805.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **733 Charlie Gann Drive, Old Hickory, TN 37138.**

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 11th day of June, 2025.

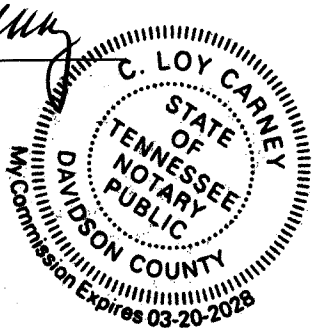
Stanley Southall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2025, before me personally appeared Stanley Southall, 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 11th day of June, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/11/25 (date of document).

Jennifer Russell
Affiant Signature

6/11/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

