WARRANTY DEED

Karen Johnson Davidson County
Batch # 1436611 DEEDWARR
06/22/2026 01:59:18 PM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20260622-0056085

MJ-B-26-98-44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

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)
Philip D. Krebs and Diana Sandoval Krebs	**Same as new owner**	
(NAME)	(NAME)	**103-08-0-061.00**
98 44th Avenue North	**Same as new owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Same as New Owner**	
(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, **STEPHEN FRANCIS HANNAWAY AND ELIZABETH NICOLL HANNAWAY, TRUSTEES OF THE HANNAWAY FAMILY TRUST DATED AUGUST 28, 2020, A REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP D. KREBS AND DIANA SANDOVAL KREBS, HUSBAND AND WIFE,** 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. 4 on the Plan showing subdivison of Lot No. 346 in the Richland Realty Company's Subdivison of West Lawn of record in Book 547, page 21, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Stephen Hannaway and Elizabeth N. Hannaway, husband and wife by Warranty Deed from Aspen Construction of Brentwood Inc, a Tennessee corporation of record in Instrument No. 20160613-0059656 Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 13, 2016.

Being the same property conveyed to Hannaway Family Trust dated August 28, 2020, a revocable trust by Quitclaim Deed from Stephen Hannaway and Elizabeth N. Hannaway, husband and wife of record in Instrument No. 20241121-0091194 Register's Office for Davidson County, Tennessee, dated November 21, 2024 and recorded on November 21, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **98 44th Avenue North, Nashville, Tennessee 37209**.

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 18th DAY OF JUNE, 2026.

The Hannaway Family Trust dated August 28, 2020, a revocable trust

BY: _____
Stephen Francis Hannaway
Trustee

BY: Elizabeth Nicoll Hannaway
Elizabeth Nicoll Hannaway
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN FRANCIS HANNAWAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE of the HANNAWAY FAMILY TRUST DATED AUGUST 28, 2020, the within named bargainor, a revocable trust, and that he/she as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2026.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-09-2027

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH NICOLL HANNAWAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the TRUSTEE of the HANNAWAY FAMILY TRUST DATED AUGUST 28, 2020, the within named bargainor, a revocable trust, and that he/she as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2026.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-09-2027

My Commission Expires:

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