WARRANTY DEED

Karen Johnson Davidson County
Batch# 381424 **DEEDWARR**
04/03/2020 10:10:41 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20200403-0035886

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF April, 2020.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haun Family Trust		
(NAME)	(NAME)	130 14 0 022.00
4411 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **DIANNE S. DOOCHIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAGE HAUN AND BZUR HAUN, TRUSTEES OF THEHAUN FAMILY TRUST DATED DECEMBER 14, 2013,** 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 Lot No. 1, Revision Plat Lots 1 and 2 of T. J. Tyne's Tract, as shown on plat of record in Instrument No. 20041215-0149139, 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 Jerald H. Doochin and Dianne S. Doochin, a one-half undivided interest each, as tenants in common, by Warranty Deed from Abraham Rothberg and wife, Elaine P. Rothberg, of record in Book 5137, Page 827, in the Register's Office of Davidson County, Tennessee, dated April 19, 1977 and recorded on April 19, 1977. Jerald H. Doochin died testate on February 23, 2015. Dianne S. Doochin is the devisee under the Will of Jerald H. Doochin probated under Docket No. 15P359, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being of the same property conveyed to Dianne S. Doochin, unmarried by Quitclaim Deed from Henry B. Kistler, Jr., of record in Instrument No. 20200403-0035084, in the Register's Office of Davidson County, Tennessee.

Being of the same property conveyed to Dianne S. Doochin, unmarried by Quitclaim Deed from Susan Keller Kistler, of record in Instrument No. 20200403-0035883, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4411 Tyne Blvd, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of April, 2020

Dianne S. Doochin

DIANNE S. DOOCHIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne S. Doochin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2020.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2021

Notary Public