Name and Address of New Owner:
Thomas Haehn
3631 Brush Hill Road, Nashville, TN 37216.

Send Tax Bills To:
Thomas Haehn
3631 Brush Hill Road, Nashville, TN 37216.

Karen Johnson Davidson County
Batch# 419714 DEEDWARR
06/19/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200619-0064965

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07306003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald Hasty and Linda Crook Hasty**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Haehn,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in the 15, formerly 11", Civil District of Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, dated July 10, 1957, as follows:Beginning at an iron pin set in the northeasterly margin of Moss Rose Drive, said point being French's southwest corner; thence with said French's line, north 53° east 341.3 feet to a point in the water line of Cumberland River as of July 10, 1957; thence with said water line south 32° east 200 feet to a point; thence south 74° 06' West 354 feet to a point in the northeasterly margin of Moss Rose Drive; thence with said margin of said Drive, North 32° West 72.7 feet to the paint of beginning.Being the same property conveyed to Ronald A. Hasty and wife, Brenda A. Hasty by quitclaim deed from Ronald A. Hasty, individually, of record in Instrument No. 20010319-0026222, Register's Office of Davidson County, Tennessee.The said Brenda A. Hasty died on March 12, 2003 leaving a Last Will and Testament which was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 03P844 and title to said property vested in Ronald A. Hasty as the surviving spouse.This is improved property known as 3816 A Moss Rose Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2020.

_____(SEAL)
Ronald Hasty

_____(SEAL)
Linda Crook Hasty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2020, before me personally appeared Ronald Hasty and Linda Crook Hasty, 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 15th day of June, 2020.

_____
Notary Signature
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2020.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: 11-8-22
File No. 2020-1359

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWDORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)