This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7729

Karen Johnson Davidson County
Batch# 435629 DEEDWARR
07/10/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200710-0075792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Madeline Greer
Affiant

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of July, 2020.

Carrie Callahan
Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Haseltine Barbara Haseltine 338 Forrest Valley Drive Nashville, TN 37209	New Owner	114-14-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jerry L. Ketchum and wife, Patricia A. Ketchum,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Haseltine and Barbara Haseltine, husband and wife**, hereinafter called the Grantee(s), his/her/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. 13 on the plan of Resubdivision of Lots 13 & 14, Thousand Oaks Estates, of record in Book 4350, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 230.0 feet on the easterly margin of Forrest Valley Drive and extends back 437.87 feet on the southerly line and 428.4 feet on the northerly line, to a broken line in the rear, measuring 230.22 feet thereon.

Being the same property conveyed to Jerry L. Ketchum and wife, Patricia A. Ketchum by Warranty Deed from N.L. McCullough and wife, Rosemary McCullough, dated July 15, 1983, recorded July 18, 1983, of record in Book 6096, page 526, Register's Office for Davidson County, Tennessee.

This is improved property located at: **338 Forrest Valley Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2020.

GRANTOR:

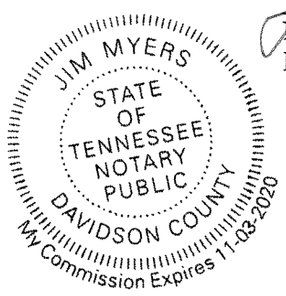
Jerry L. Ketchum

Patricia A. Ketchum

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry L. Ketchum and Patricia A. Ketchum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

