When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #:6-9158-RL

Karen Johnson Davidson County
Batch# 502887 DEEDWARR
10/29/2020 07:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201029-0125430

**WARRANTY DEED**

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BRIAN J HAAS AND<br>LESLIE MARSHA HAAS<br>AND LARRY DALE HAAS<br>2512 David Drive<br>Nashville, TN 37214 | Same address as new owner | 095-08-0-151.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JESSICA PENCE AND DEREK PENCE, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN J HAAS AND LESLIE MARSHA HAAS AND LARRY DALE HAAS, ALL AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Woodberry Park of record in Plat Book 2133, page(s) 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Pence and Derek Pence, wife and husband from Ian Wrigley, unmarried, by Warranty Deed dated 08/12/2016 and recorded 08/16/2016 in Instrument No. 20160816-0085159, Register's Office of said County.

The address of the herein described property is believed to be 2512 David Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of October, 2020.

**JESSICA PENCE**

**DEREK PENCE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jessica Pence and Derek Pence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of October, 2020.

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22



# 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

