Karen Johnson Davidson County
Batch# 512619 DEEDWARR
11/09/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20201109-0131775

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2020.

Notary Public
MY COMMISSION EXPIRES: 8-20-2022
File No. G20-10729

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jay Terry<br>(NAME) | Legacy Home Loans<br>(NAME) | 19-13-15 |
| 115 Depot Street<br>(STREET ADDRESS) | 4004 Hillsboro Pike, Suite 216 B<br>(STREET ADDRESS) | |
| Goodlettsville, TN 37072<br>(CITY) (STATE) (ZIP) | Nashville, TN 37215<br>(CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ashley D. Haston and Darren Haston, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Terry, an unmarried woman**, 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. 3 on the Map of W.C. Moncrief and Company's Subdivision of the east part of land conveyed to Henry Hardeastle, of record in Book 974, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley D. Haston and husband, Darren Haston by Deed dated June 15, 2010 from Spring Hill Land Company, A Tennessee Corporation, recorded June 16, 2010, in Instrument Number 20100616-0046632, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, Page 37, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 115 Depot Street, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 6th day of November, 2020.

Ashley D. Haston

Darren Haston

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2020, before me personally appeared Ashley D. Haston and Darren Haston, 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, and official this 6th day of November, 2020.

D. TODD SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires: 06-27-2021

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)