Return to:

PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 209
Hendersonville, TN 37075
615-264-8727 (phone)
615-264-8716 (fax)

Karen Johnson Davidson County
Batch# 533518 DEEDWARR
12/15/2020 09:48:15 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201215-0147588

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Nicholas Haffner 421 Lemont Drive Nashville, TN 37216

Order Number: 101-10274933

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kevin Petty, a single man**, for Two hundred Thirty Thousand Dollars and 00/100 ($230,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Nicholas Haffner, a(n)** unmarried **man**, whose address is 1421 Lemont Drive, Nashville, TN 37216, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Unit No.104, on the Horizontal Property Regime for Poplar Glen Phase 1, as recorded in the Master Deed of record in Book 7534, Page 591, amended in Book 7548, Page 612 and on plat of record in Plat Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 061 05 0A 032.00
Street address of property: 421 Lemont Drive, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20150417-0034143 in the Recorder's Office, Davidson County, Tennessee.

Signed this 9th day of December, 2020.

Signature of Grantor:

Kevin Petty

STATE OF TN, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 9th day of Dec, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kevin Petty, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public My Com Exp 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of the deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Tax ID: 061 05 0A 032.00
Street address of property: 421 Lemont Drive, Nashville, TN 37216

Oath of Consideration

I or we, Kelsa Petty, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9 day of Dec, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 9 day of Dec, 2020.

Notary Public
My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY