RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115149

WARRANTY DEED

Karen Johnson Davidson County
Batch# 577996 DEEDWARR
02/25/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.94
20210225-0023453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2021.

NOTARY PUBLIC

My commission expires: 6-20-2023

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
William F. Pittenger III and wife, Jacqueline Pittenger 10 Jay Street Nashville, TN, 37210	Same address as new owner	119-06-0-293.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Six Thousand Two Hundred and 00/100 Dollars ($396,200.00), 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, **MICHAEL L. HADER, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM F. PITTENGER III AND JACQUELINE L. PITTENGER, HUSBAND AND WIFE**, 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. 23, Rosewood Estates, Section 2, as shown by plat of record in Book 4955, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael L. Hader, a married man, from Music City Financial, LLC, a Texas limited liability company, by Warranty Deed dated February 28, 2020 and recorded March 2, 2020 in Instrument #20200302-0023401, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Tennessee limited liability company, from Viengsamay Rajasombath and Phonesavanh Adithavone, joint tenants with right of survivorship, by Warranty Deed dated February 28, 2020 and recorded March 2, 2020 in Instrument #20200302-0023240, said Register's Office.

Being the same property conveyed to Viengsamay Rajasombath and Phonesavanh Adithavone, joint tenants with right of survivorship, from Thongsa Rajasombath and Viengsamay Rajasombath by Quitclaim Deed dated July 20, 2004 and recorded July 28,

2004 in Instrument #20040728-0090196, said Register's Office.

Being the same property conveyed to Thongsa Rajasombath and Viengsamay Rajasombath, joint tenants with right of survivorship, from Thongsa Rajasombath by Quitclaim Deed dated March 28, 2003 and recorded April 17, 2003 in Instrument #20030417-0051157, said Register's Office. Thongs Rajasombath being the surviving grantee in deed of record in Book 8400, page 591; the other grantee, Bang Rajasombath, having since died.

Being the same property conveyed to Bang Rajasombath and Thongsa Rajasombath, as tenants by the entirety, from the Secretary of Housing and Urban Development of Washington, D.C., by Cash Deed for Tennessee dated July 11, 1991 and recorded July 18, 1991 in Book 8400, page 591, said Register's Office.

The address of the herein described property is believed to be 10 Jay Street, Nashville, TN 37210, 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 he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his 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 17th day of February, 2021.

MICHAEL L. HADER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

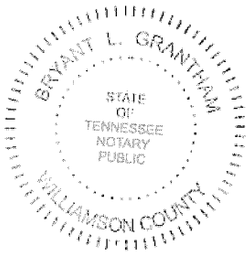
WITNESS my hand and seal, this the 17th day of February, 2021.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

