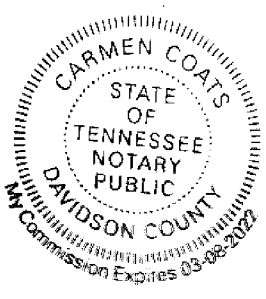
Karen Johnson Davidson County
Batch# 588044 DEEDWARR
03/09/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20210309-0031075

Lenders Title Company File No. 21-000147-525

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $419,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2021. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hayden Smith Terry and Tyler Keith Terry	PINNACLE BANK	072-16-0K-002.00-CO
1529 Hayden Dr	15025 BALLANTYNE PKWY 2nd FLR	
Nashville, TN 37206	CHARLOTTE, NC 28277	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Rick Unruch and Ian A. Schinelli, Trustees of The Blue Raesin Trust Agreement dated March 26, 2018

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Hayden Smith Terry and Tyler Keith Terry, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Unit in Davidson County, described as Unit B, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 1529 Hayden Drive Townhomes, a horizontal property regime with private elements, of record as Instrument No. 20141117-0105581, Register's Office of Davidson County, Tennessee, further described as part of Lot 39 of Porter Heights, Part 2, as of record in Book 1424, page 79, said Register's Office.

Being the same property conveyed to Rick Unruh and Ian A. Schinelli, Trustees of The Blue Raesin Trust Agreement dated March 26, 2018 by Warranty deed from Mark R. Reilly and Robin R. Morselli, husband and wife of record in Instrument No. 20180402-0030538 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on April 02, 2018.

This is property known as **1529 Hayden Dr, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their successors 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.

Wherever 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 the Grantors have hereunto executed this instrument on this the 4th day of March, 2021.

Rick Unruh and Ian A. Schinelli, Trustees
of The Blue Raesin Trust Agreement
dated March 26, 2018

Rick Unruch, Trustee

Ian A. Schinelli, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rick Unruch and Ian A. Schinelli, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees of the Blue Raesin Trust Agreement dated March 26, 2018, and that as Trustees they are authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2021.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000147-525

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022