Prepared by:
Record and Return to:
Chapman & Essenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 09511009300

NAME & ADDRESS OF NEW OWNER:
Mary Rindal
413 Wanda Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DORIS A. HALEY, unmarried**, "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MARY RINDAL, a single woman,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 35, on the Plan of Cloverdale, as shown by plat appearing of record in Book 2133, page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Doris A. Haley, by Quitclaim Deed from Pat A. Haley, dated August 25, 2020, appearing of record in Instrument No. 20200827-0097158, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 413 Wanda Drive, Nashville, TN, 37214.

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

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

---------- [Space Below This Line For Recording Data] ----------

Karen Johnson Davidson County
Batch# 594499 **DEEDWARR**
03/18/2021 09:40:22 AM 3 pgs
Fees: $18.00 Taxes: $1,104.45

20210318-0035876

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5 day of March, 2021.

Doris A. Haley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Doris A. Haley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $298,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

---------- [Space Below This Line For Recording Data] ----------

ALL - PURPOSE ACKNOWLEDGMENT

State of Tennessee
County of Wilson

On 3/5/2021 (DATE) before me, Dennis L Lewis Jr (NOTARY),

Personally appeared, Dennis Hurley (SIGNERS),

☐ Personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand and official seal.

(NOTARY SIGNATURE)

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER(PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) or ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER