Karen Johnson Davidson County
Batch# 653427 DEEDWARRSP
06/10/2021 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20210610-0078066

SPECIAL WARRANTY DEED

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

File No. BC-21-789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haunted Properties, LLC	New Owner	
(NAME)	(NAME)	
1507 Old Brooks Road	1507 Old Brooks Road	083-05-0-398.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Dianne Naff, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haunted Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 8 on the Map of the Subdivision of C. F. Ordway's Homeplace, as of record in Plat Book 57, page 88, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the North margin of Stratton Avenue 235 feet east of the Northeast corner, of Stratton Avenue, and 14th Street, formerly Ordway Avenue; thence Northerly along a line parallel with 14th Street, 177 feet to a point; thence Easterly and parallel with Stratton Avenue, 35 feet to the West margin of an alley; thence Southerly along West margin of said alley 4 feet to an angle in said alley; thence Easterly and along the Southerly margin of said alley 23 feet to a point, the Northeast corner of a lot conveyed by Mrs. Fannie V. McBride to Mrs. Lillie M. Rinlinger, by deed of record in Book 554, page 69, of said Register's Office, thence Southerly and with her line 94 feet to a point; thence with her line Westerly 3 feet to a point; thence with her line Southerly 79 feet to the Northerly margin of Stratton Avenue; thence Westerly with the Northerly margin of Stratton Avenue, 55 feet to the point of beginning.

Being the same property conveyed to Dianne Naff, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20111129-0092630 Register's Office for Davidson County, Tennessee, dated November 25, 2011 and recorded on November 29, 2011.

This is property more commonly known as 1409 Stratton Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with all appurtenances, estates, title and interests thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and that to Grantor's knowledge the same is unencumbered, except for those matters shown above and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said property to said Grantee, its successors and assigns, against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand this 8th day of June, 2021.

Dianne Naff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2021, before me personally appeared Dianne Naff, 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, at office, this 8th day of June, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024