# WARRANTY DEED

Karen Johnson Davidson County
Batch# 728272 DEEDWARR
10/01/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20211001-0132068

File #2021-634

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to before me on September 28, 2021.

NOTARY PUBLIC
My Commission Expires: 11/5/24

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Alexandria Haselden<br>7232 Althorp Way, Unit V9<br>Nashville, TN 37211 | Bank of England<br>5 Statehouse Plaza, #500<br>Little Rock, AR 72201 | 172-12-0D-447.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUELLEN FARIS AND ALBERT FARIS, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ALEXANDRIA HASELDEN, SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit No. V-9, as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes), of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, in said Register's Office.**

**Being the same property conveyed to SUELLEN FARIS AND ALBERT FARIS, WIFE AND HUSBAND, by Warranty Deed from NADINA P. CHAVEZ, A SINGLE WOMAN, of record as Instrument No. 20190515-0045736, dated May 8, 2019, as corrected by Scrivener's Affidavit in Instrument No. 20190703-0065423, said Register's Office.**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7232 Althorp Way, Unit V9, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

**WITNESS** our hands on September 28, 2021.

**Grantor:**

Suellen Faris by Colin Faris Attorney in Fact

**Suellen Faris, by Colin Faris,**
**Her Attorney-in-Fact**

**Grantor:**

Albert Faris by Colin FAris Attorney in Fact

**Albert Faris, by Colin Faris,**
**His Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Colin Faris, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Suellen Faris, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Suellen Faris, the within named bargainor, by the said Colin Faris, as such Attorney-in-Fact.

Witness my hand, at office, this 28th day of September, 2021.

Notary Public

My Commission Expires February 26, 2023

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Colin Faris, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Albert Faris, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Albert Faris, the within named bargainor, by the said Colin Faris, as such Attorney-in-Fact.

Witness my hand, at office, this 28th day of September, 2021.

Notary Public

My Commission Expires February 26, 2023

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-28-2021.

Affiant
Date: 9 / 30 /2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of Sept 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY