This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13899-CD

Karen Johnson Davidson County
Batch# 730160 DEEDWARR
10/05/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211005-0133683

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Ray and Margaret Ray 578 Griffin Circle Hermitage, TN 37076	DAS Acquisition Company LLC 12140 Woodcrest Executive Drive Ste 150 St. Louis, MO 63141	064 16 0E 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Laura Paige Diffee, nka Laura P. Haack, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jerry Ray and Margaret Ray, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 80 of The Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Townhomes of Truxton Village, a Horizontal Property Regime, of record in Instrument Number 20061025-0132473 and Amended in Instrument Nos. 20061106-0137656, 20071105-0130490, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Laura Paige Diffee, an unmarried woman, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20100921-0075110, in the Register's Office of Davidson County, Tennessee, dated September 03, 2010 and recorded on September 21, 2010. Laura Paige Diffee married Kyle Haack and the said Kyle Haack joins in this conveyance in regard to any all martial or otherwise interest he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **578 Griffin Circle, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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. Whenever 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, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

Laura Paige Haack

Laura Paige Haack

Kyle Haack

Kyle Haack

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Paige Haack and Kyle Haack, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, J. Andrew Conley, do hereby make oath that I am the 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 September 30, 2021.

Affiant Signature

September 30, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature
My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal