Karen Johnson Davidson County
Batch# 776653 DEEDWARR
12/20/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20211220-0167697

WARRANTY DEED

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO ME ON 12/15/2021.

Cheryl D. Bolander
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4928

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William Hastings	First Community Mortgage	044-14-0-057.00
904 Fowler Street	262 Robert Rose Dr. #200	
Nashville, TN 37138	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Steven Ray Hassell, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Hastings, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 101 on the Plan of Rolling Green, Section I of record in Plat Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 82 feet on the West side of Fowler Street and runs back 256.4 feet on the South line and 253.7 feet on the North line to a dead line in the rear which measures 82 feet.

Being the same property conveyed to William C. Hassell and wife, Mary T. Hassell by Warranty Deed from Flary J. Powers and wife, Allie Hartman Powers of record in Book 4112, Page 379, Register's Office for Davidson County, Tennessee, dated March 13, 1967 and recorded on March 17, 1967.

Being the same property conveyed to Mary T. Hassell, unmarried and Steven Ray Hassell, a married man by Quitclaim Deed from Mary T. Hassell of record in Instrument No. 20130722-0075688 Register's Office for Davidson County, Tennessee, dated July 22 ,2013 and recorded on July 22 ,2013. Being also known as 904 Fowler Street, Nashville, Tennessee 37138.

Note: Mary T. Hassell has since died. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 904 Fowler Street Nashville, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my hand on December 15, 2021.

Steven Ray Hassell

Steven Ray Hassell

STATE OF TENNESSEE

COUNTY OF Davidson

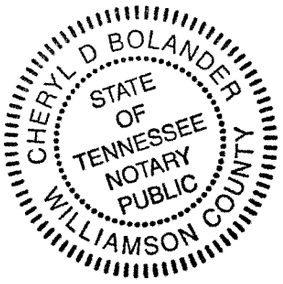
Personally appeared before me, a Notary Public of said County and State, Steven Ray Hassell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 15, 2021.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025



File #: 2021-4928

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 December 15, 2021.

J. Carlton Drumwright

December 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 15, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY