Karen Johnson Davidson County
Batch# 817168 DEEDWARR
03/08/2022 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,361.60
20220308-0026188

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

AUBREY B. SALING

TO: *WARRANTY DEED*

CHARLES KAHAHAWAI II

THIS WARRANTY DEED OF REALTY, executed as of the 14th day of February, 2022, by Grantor, AUBREY B. SALING, a married woman, to Grantee, CHARLES KAHAHAWAI II, an unmarried man: WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28 on Section I of the Connell Estates, Goodlettsville, Tennessee, a plat of which is of record in Book 2900, Page 15, Register's Office for said County Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aubrey B. Saling, a married woman, by Warranty Deed from Carol A. Oldham, as Trustee under Carol A. Oldham Revocable Trust dated March 11, 1997, dated November 4, 2021, recorded November 12, 2021 at 1:09 PM, appearing of record in Instrument No.: 20211112-0150947, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Carol Anne Oldham, as Trustee under Agreement of Trust dated March 11,1997 from Carol Anne Oldham, by Quitclaim Deed, dated May 7, 1997, recorded May 19, 1997 at 3:57 PM, appearing of record in Book 10458, Page 920, Register's Office for Davidson County, Tennessee.
>
> The above-described property has never been occupied by or used as Grantor's marital residence.
>
> *The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other

matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of February, 2022

My Commission Expires: 8/20/2026

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Charles Kahahawai II

204 Isaac Dr.
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
204 Isaac Dr.
Goodlettsville, TN, 37072

Map and Parcel No.
018-07-0-025

202203080026188

STATE OF TENNESSEE,
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $368,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Pamela K. Schultz

Subscribed and sworn to before me this the 14th day of February, 2022.

Patricia L. Westfield
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/28/23

PATRICIA L. WESTFIELD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Tiffany Rooker, 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 **2/17/2022**.

Date

Tiffany Rooker

Affiant Signature

2/17/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON