This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 818572 **DEEDWARR**
03/09/2022 12:32:41 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220309-0027054

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $485,000.00

Affiant Signature

Subscribed and sworn to before me on this the 4th Day of March 2022

Notary Public

My Commission expires 07 / 09 / 24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Salim Akram and Tiffany Haverfield
5988 Port Anadarko Trl
Hermitage, TN 37076

SEND TAX BILLS TO:
Salim Akram and Tiffany Haverfield
5988 Port Anadarko Trl
Hermitage TN 37076

MAP AND PARCEL NUMBER: Tax ID # 09704003700

WARRANTY DEED

22NT00286

Effective the 3rd Day of March 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Betsy Wilson and Norman Rau, tenants in common with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tiffany Haverfield, unmarried and Salim Akram, unmarried, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 79 on the Plan of Section One, Lake Park, as shown on the plat of the same of record in Plat Book 4175, Page 135, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 79 fronts 130.00 feet on the southeasterly margin of Port Anadarko Trail and extends back 170.00 feet on the northeasterly line and 195.30 feet on the southwesterly line to a dead line in the rear, measuring 93.30 feet thereon.

Being the same property as conveyed to Betsy Wilson and Norman Rau, tenants in common with rights of survivorship by Warranty Deed from Dirk Cota, married dated 09/25/2019 recorded 09/30/2019 in Book NA, Page NA, as Document Number 20190930-0098888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all Restrictions, Reservations, Easements, Covenants, Oil, Gas or Mineral rights of record, if any.

This is an improved property commonly known as: 5988 Port Anadarko Trl, Hermitage, TN 37076-3136

37212
4-RC-22-5788

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 3 day of MAY, 2022

Betsy Wilson

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Betsy Wilson**, the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Norman Rau

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Norman Rau**, the within named bargainer, 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.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025