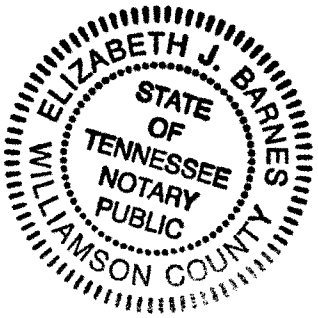
Karen Johnson Davidson County
Batch# 822066 DEEDWARR
03/14/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20220314-0029455

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Lena Haffner	Same	162-09-0B-065.00-CO
(NAME)	(NAME)	
5600 Country Dr, 152		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carson Hood and Reinaldo Roman III, both unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anna L. Haffner, an unmarried woman,** hereinafter called the GRANTEES, 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 Unit 152, on the Plan of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, as established by the Master Deed of record in Book 4918, Page 116; as amended in Book 4958, Page 346, and as shows on the plan of record in Book 5200, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carson LeeAnn Hood and Reinaldo Roman III, from Jenna Fisher, single by Warranty Deed on April 18, 2019, of record in Instrument Number 20190424-0037488, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown in Master Deed of record in Book 4918, Page 116; as amended in Book 4958, Page 346, and as shows on the plan of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Subject to Easements, Restrictive Covenants and Conditions of record in Book 5001, Page 394; Book 8797, Page 918; Book 5606, Page 663 and Book 8021, Page 852, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 5600 Country Dr, 152, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 7th day of March, 2022.

Carson Hood

Reinaldo Roman III

State of Tennessee
County of Davidson

Personally appeared before me Carson Hood and Reinaldo Roman III, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of March, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202202008

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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 March 7, 2022.

J. Carlton Drumwright

March 7, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 7, 2022.

Notary

My Commission Expires: 12/18/22

