WARRANTY DEED

Karen Johnson Davidson County
Batch# 864872 DEEDWARR
05/31/2022 01:55:32 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220531-0062688

File #22-DM-7024-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2022.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-20

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meredith E. Cox and Eliza M. Blades	new owners	
(NAME)	(NAME)	**141 15 0A 033.00**
7124 Cotton Blossom Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **COURTNEY HAFTMANN, AND MICHAEL HAFTMANN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH E. COX AND ELIZA M. BLADES, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 63 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Haftmann and Michael Haftmann, Wife and Husband, by Warranty Deed from Christy Primeaux, of record in Instrument No. 20151020-0106539, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 20, 2015.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Rolling River Estates, as recorded in Plat Book 4860, Page(s) 27 and Amendments recorded in Book 5224, Page 486; Book 11209, Page 932 and Instrument No. 20060807-0096408.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 and amended in Book 4871, Page 640.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7024 Cotton Blossom Lane, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
T.F.#: 6C-22-7024

Witness my/our hand(s) this the 23rd day of May, 2022.

Courtney Haftmann

Michael Haftmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2022, before me personally appeared Courtney Haftmann and Michael Haftmann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204