BOX 10-B	
Karen Johnson Davidson County Batch# 877168 DEEDWARR 06/24/2022 10:44:49 AM 2 pgs Fees: $13.00 Taxes: $671.55 20220624-0072352	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$181,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2022. Notary Public MY COMMISSION EXPIRES: **March 3, 2026** (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NAOMI SNYDER	**SAME**	**071-08-0A-002.00-CO**
(NAME) **1349 GREENLAND AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAOMI SNYDER, AS TO A FIFTY FIVE PERCENT (55%) UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. B on the plan of The 1853 Joy Circle Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The 1853 Joy Circle Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151124-0119196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LES LAZARUS, by deed from SHAPIRO & KIRSCH, LLC, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20140613-0051813, dated May 29, 2014, said Register's Office. LES LAZARUS further conveyed said property to THOMAS HAEHN, by Quitclaim Deed of record as Instrument No. 20140613-0051828, dated June 12, 2014, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 974, page 45; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20151124-0119196; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1853 JOY CIRCLE, NASHVILLE, TN 37207**
(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; 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 this 22 day of June, 2022.

THOMAS HAEHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Haehn**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of June, 2022.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public