WARRANTY DEED

Karen Johnson Davidson County
Batch# 881807 DEEDWARR
06/30/2022 11:14:10 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20220630-0076040

Prepared by:
Record and Return To:
hapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Joseph Dewberry Jennifer Soliva Gray	**NEW OWNER**	118 03 0 108.00
(NAME) 2723 Rosedale Place	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, We **Kenneth E. Haskins, a one third interest, and Michael J. Haskins, a one third interest and David W. Haskins, a one third interest,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Joseph Dewberry and Jennifer Soliva Gray, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 12 on the plan of Phase One, Rosedale Place, of record in Plat 11190, Page 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Haskins and wife, Billie L. Haskins by Warranty Deed from Rosedale Place, LLC, dated 06/09/1999 and recorded 06/15/2009, of record in Book 11528, Page 988, Register's Office for Davidson County, Tennessee.

The said Joseph W. Haskins died on 04/01/2010, leaving the said Billie L. Haskins the sole surviving tenant by the entirety.

Being the same property conveyed to Kenneth E. Haskins, a one-third interest, and Michael J. Haskins, a one-third interest, and David W. Haskins, a one-third interest by Quitclaim Deed from Billie L. Haskins, dated 06/16/2010 and recorded 06/24/2010, of record in Instrument 201006240049412, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To All matters shown on the plat of record in Plat Book 11190, Page 3, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2723 Rosedale Place, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of June, 2022.

Kenneth E. Haskins

Michael J. Haskins

David W. Haskins

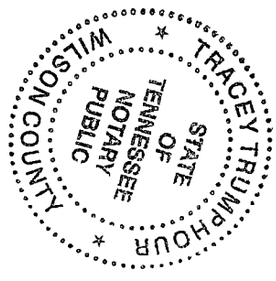
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth E. Haskins, Michael J. Haskins and David W. Haskins**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2022.

Notary Public

My Commission Expires: 3.8.2023



RETURN TO:
Stewart Title Company Tennessee Division
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Mount Juliet, TN 37122