# WARRANTY DEED

Karen Johnson Davidson County
Batch# 884064 DEEDWARR
07/05/2022 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220705-0077245

File #22-DM-0705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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) |
|---|---|---|
| **David B. Haugen and Jennifer B. Bair** | **Ascend Federal Credit Union** | |
| (NAME) | (NAME) | |
| **150 Rindler Ridge** | **520 Airpark Drive** | **156 02 0 099.00** |
| (ADDRESS) | (ADDRESS) | |
| **Byrdstown, TN 38549** | **Tullahoma, TN 37388** | |
| (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, **ALEX M. KELSO, III, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID B. HAUGEN AND JENNIFER B. BAIR, HUSBAND AND WIFE,** 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. 356 on the plan of Section 3, Harpeth Valley Park, of record in Plat Book 4175, Page 15, in the Register's Office for said County, and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alex M. Kelso, III and wife, Carol A. Kelso, by Warranty Deed from Sadie H. Quinn, now known as Sadie F. Thompson and husband, James M. Thompson, of record in Book 6931, Page 939, in the Register's Office of Davidson County, Tennessee, dated July 25, 1986 and recorded on July 29, 1986.

The said Carol A. Kelso being deceased as of December 26, 2012, leaving Alex M. Kelson, III as sole Tenant by the Entirety. The said Alex M. Kelso, III having since re-married, and his wife, Dara Bair-Kelso does hereby join in the execution of this deed to convey any and all marital interest she may have in said property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Harpeth Valley Park, as recorded in Plat Book 4175, Page(s) 15.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858 and Book 4237, Page 179.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **705 Goodpasture Terrace, 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.

Witness my/our hand(s) this the 30th day of June, 2022.

Alex M. Kelso, III

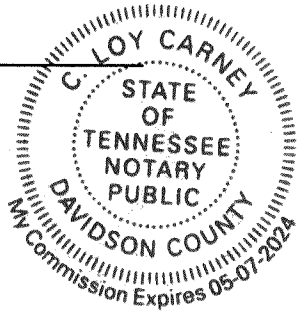
Dara Bair-Kelso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Alex M. Kelso, III, and Dara Bair-Kelso, 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 30th day of June, 2022.

Notary Signature
My commission expires:




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

## True Copy Certification

I, **Diane March,** 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 this the 30th day of June, 2022.

Affiant Signature
Date 06/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

