THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 898570 DEEDWARR 08/03/2022 03:17:30 PM 3 pgs Fees: $18.00 Taxes: $2,793.50 20220803-0088656	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $755,000.00 Affiant Subscribed and sworn to before me, this 27 day of July, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Lauren Silvio 5603B California Ave Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-02-0-279.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY DAVID HAEFFNER AND AMANDA MARIE HAEFFNER, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAUREN SILVIO, A SINGLE PERSON** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1508, Block 47 on the Plan No. 2 of West Nashville of record in Plat Book 57, Page(s) 172 and 173, in the Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete description of the property.

Said Lot 1508 fronts 25 feet for an aggregate of 50 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy David Haeffner and Amanda Marie Haeffner, husband and wife by Warranty Deed from White Peach Development, LLC of record in Instrument No. 20181126-0115103 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 26, 2018. (Value of consideration shown in aforementioned deed $484,900.00.)

This is improved property commonly known as: **5603B California Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

July **IN WITNESS WHEREOF**, Grantors have executed this instrument on this 27th day of , 2022.

TIMOTHY DAVID HAEFFNER

AMANDA MARIE HAEFFNER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY DAVID HAEFFNER AND AMANDA MARIE HAEFFNER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of July, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

True Copy Certification

I, **Pam Autry,** 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 27th day of July, 2022.

Affiant Signature
Date 07/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

