Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-22-907

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842153

Karen Johnson Davidson County
Batch# 907990 DEEDWARR
08/25/2022 10:35:54 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220825-0095983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2022.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6/7/25

Notary Public
My Commission Expires: 6/7/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Shealy 909 Due West Avenue North Madison TN 37115	New Owner	Tax Parcel ID No. 051 01 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah Hashinger, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Shealy**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: unmarried,

Land in Davidson County, Tennessee, being Lot 80 on the map of Due West Valley Acres, not of record in the 11th Civil District of said County and described according to a copy of a survey thereof made by H.T. Swann, Jr. Surveyor, dated April 20, 1947 and according to a more recent survey thereof made my H.R. Swann Jr., surveyor dated January 19, 1963, as follows:

Beginning at a point in the Southerly margin of Due West Avenue, at the corner of Lot Nos 79 and 80; thence with the line between said lots, Southerly 500 feet to a point, thence Easterly 100 feet to a point at the corner of Lot Nos. 80 and 81; thence with the line between said lots, Northerly 500 feet to the South margin of Due West Avenue; thence with the margin of same Westerly 100 feet to the beginning.

Being the same property conveyed to Leah Hashinger, a single woman, by Warranty Deed from Jeffery C. Byrum and wife, Erin Byrum, of record in Instrument No. 20150824-0085335, in the Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 24, 2015.

The execution of this instrument is affected by the signature of Chad Pearman as Attorney-in-Fact for Lisa Hashinger, which Power of Attorney is recorded in Instrument No. 20220825-0095983 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7878, Page 483.

This is improved property located at 909 Due West Avenue North Madison TN 37115

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2022.

Leah Hashinger by Chad Z. Pearman, Attorney, Infact

Leah Hashinger by Chad Pearman as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Chad Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Leah Hashinger, and they are authorized by Leah Hashinger to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

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