Karen Johnson Davidson County
Batch# 913071 DEEDWARR
09/07/2022 10:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220907-0100250

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37010-03-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 6th day of September, 2022. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Clayton Haury 5430 Knob Road Nashville, TN 37209	**Send Tax Bills To:** Legacy Home Loans, LLC Dba Steadfast Mortgage 4004 Hillsboro Pike STE 216B Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103060O00200CO

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, **Hauco, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton Haury, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5430 Knob Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of September, 2022.

Hauco, LLC, a Tennessee limited liability company

BY: _____
Karl Haury, Jr. President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Karl Haury, Jr., 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 and who further acknowledged that he is the President of Hauco, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of September, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 5432 and 5430 Knob Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 5432 and 5430 Knob Road, a Horizontal Property Regime, of record in Instrument Number 20200129-0010523, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Hauco, LLC, a Tennessee limited liability company, by Warranty Deed from Christopher G. White, married, of record in Instrument No. 20180629-0063459, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on June 29, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 103060O00200CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Court, as recorded in Plat Book 1424, Page(s) 145.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200129-0010523.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20200129-0010523, Register's Office for DAVIDSON County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/6/22

GEORGE E. MUDTER, JR.
Dated 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

