Karen Johnson Davidson County
Batch# 925141 DEEDWARR
10/04/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20221004-0109546

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater, is $495,000.00.

Nicholl Dowty
Affiant

Subscribed and sworn before me this the 30th day of September, 2022.

Notary Public
My commission expires:

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Loren Yeager	Success Mortgage Partners	109-08-0A 023.00
3049 Cooks Landing Ct	1200 S. Sheldon Rd #150	
Nashville, TN 37076	Plymouth MI 48170	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH A. HAAS AND XUYAO LIN, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JESSICA LOREN YEAGER AND AUSTIN MICHAEL HAHN, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Cooks Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph A. Haas and Xuyao Lin, by Warranty Deed dated 08/10/2016, from Aaron Walters and Jaclyn Walters, husband and wife, of record in Instrument No. 20160811-0083647, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3049 Cooks Landing Ct, Nashville, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JH XL.

Witness my hand this the 30th day of September, 2022.

Joseph A. Haas

Xuyao Lin

STATE OF TENNESSEE
COUNTY OF Wilson

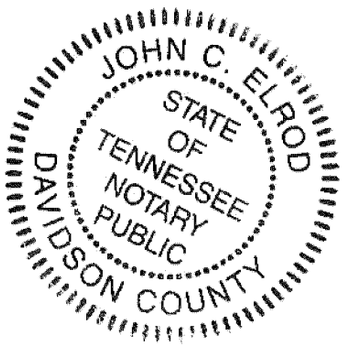
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph A. Haas and Xuyao Lin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2022.

My commission expires:

7/9/2024

Notary Public



Certificate of Authenticity

I, Tonya Loftin, 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 **September 30, 2022**.

Date

Tonya Loftin
Affiant Signature

October 4, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)