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THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3861
Parcel ID: 090-16-0-221.00

Property Address:
6105 Henry Ford Drive, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 925207 DEEDWARR
10/05/2022 08:32:12 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20221005-0109618

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SAME

Address of New Owner:
Nash Brothers, LLC.
1705 Division Street
Nashville, TN 37203

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **KYONG HASTON, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NASH BROTHERS, LLC** , hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 489 on the Plan of Charlotte Park, Section 5, as of record in Book 2663, pages 111 & 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES C. HASTON and wife, KYONG HASTON by Deed dated April 15, 1994 from JESSIE L. HASTON, recorded April 18, 1994, in Book 9315, Page 461, in the Official Records of Davidson County, Tennessee. James C. Haston is now deceased on December 17, 2010. Property vested to Kyong Haston as surviving tenant by the entirety.

This is improved property known as, 6105 Henry Ford Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 2663, page 111 and Plat Book 2663, page 112, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30 day of September, 2022.

KYONG HASTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KYONG HASTON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

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

Notary Public

My Commission Expires: 2-4-23



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $444,000.00.

Affiant **I. Dyke Tatum**

SWORN TO and subscribed before me on this **30th** day of September, 2022.

Notary Public **Theresa L. Smith**

My Commission Expires: **9/7/2026**

