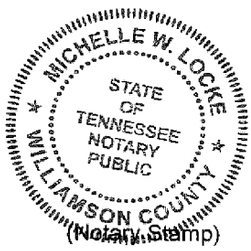
Karen Johnson Davidson County
Batch# 930038 DEEDWARR
10/14/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221014-0112968



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2022.

Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ralph M. Stallings	**New owner**	**105-10-0C-030.00-CO**
702 Wedgewood Park #507		
Nashville TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Leslie A. Hausrath and Linda L. Hausrath, married, as tenants by the entirety, as to their interest, together with Daniel J. Hausrath, unmarried, as joint tenants with a common law right of survivorship

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Ralph M. Stallings

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson, Tennessee, being Unit B-507 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Leslie A. Hausrath and Linda L. Hausrath, married, as tenants by the entirety, as to their interest, together with Daniel J. Hausrath, unmarried, as joint tenants with a common law right of survivorship by Warranty deed from Lawrence R. Dean and Lauren Dean, Husband and wife of record in Instrument No. 20190315-0023687 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 15, 2019.

This is **improved** property known as **702 Wedgewood Park #507, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the ____ day of October, 2022.

Leslie A. Hausrath by D. J. Hausrath attorney in fact
Leslie A. Hausrath by Daniel J. Hausrath
his attorney-in-fact

Linda L. Hausrath by D. J. Hausrath attorney-in-fact
Linda L. Hausrath by Daniel J. Hausrath
her attorney-in-fact

D. J. Hausrath
Daniel J. Hausrath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel J. Hausrath, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Leslie A. Hausrath and Linda L. Hausrath and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Leslie A. Hausrath and Linda L. Hausrath.

Witness my hand and official seal this 13th day of October, 2022.

Michelle W. Locke
Notary Public
My Commission Expires: 9/14/25

WILLIAMSON COUNTY ★ MICHELLE W. LOCKE ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Daniel J. Hausrath, the bargainor(s), 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 swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 13th day of October, 2022.

Michelle W. Locke
Notary Public
My Commission Expires: 9/14/25

WILLIAMSON COUNTY ★ MICHELLE W. LOCKE ★ STATE OF TENNESSEE NOTARY PUBLIC

Lenders Title Company File No. 22-001293-525

Tennessee Certification of Electronic Document

I, Patricia Nicks 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 10-14-2022 (date of document).

Affiant Signature

10-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

