NEW OWNER:
ALISON RAE UNDERWOOD
2952 MCGAVOCK PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1909

Map & Parcel
073120101.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 960401 **DEEDWARR**
01/12/2023 08:39:46 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20230112-0002616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Five Thousand and 00/100 Dollars ($525,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEROME HAROLD HAGLAGE and CALYSTA HAGLAGE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALISON RAE UNDERWOOD,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 15, Plan of George I. Waddey's Subdivision called "Sunset View", not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:
>
> Beginning on the Easterly margin of McGavock Pike at the corner of Lots 14 and 15; thence with the line between said two lots, Eastwardly, 439.8 feet to the top of bluff and down said bluff to the low water mark of the Cumberland River; thence with said low water mark Northwardly, 100 feet, more or less, to the corner of Lots 15 and 16; thence Westwardly to the top of the bluff, and continuing in the same direction 433 feet to the Easterly margin of McGavock Pike; thence with the margin of said Pike, Southwardly, 100 feet to the beginning.
>
> Being the same property conveyed to JEROME HAROLD HAGLAGE and wife, CALYSTA HAGLAGE, by Warranty Deed from Scott Allen Deering and wife, Angela C. Walker, dated February 24, 1997, and of record in Book 10360, Page 676, Register's Office for DAVIDSON County,

Tennessee. Calysta Haglage and Calysta T. Haglage is one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2952 MCGAVOCK PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of January, 2023.

Jerome Harold Haglage
JEROME HAROLD HAGLAGE

Calysta Haglage
CALYSTA HAGLAGE

By: Jerome H. Haglage AIF
Jerome H. Haglage, pursuant to Power of Attorney of Record in Instrument No. 20230112-0002615, RODC, Tennessee.

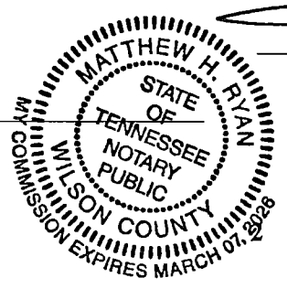
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JEROME HAROLD HAGLAGE**, 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.

WITNESS my hand and official seal at office this 6th day of January, 2023.

NOTARY PUBLIC

My commission expires: 

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JEROME H. HAGLAGE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **CALYSTA HAGLAGE** the within-named bargainors, as the free act and deed of the said **CALYSTA HAGLAGE.**

WITNESS my hand and official seal at office this 6th day of January, 2023.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00.**

AFFIANT

Sworn to and subscribed to before me this 6th day of January, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026