WARRANTY DEED

Karen Johnson Davidson County
Batch# 966102 DEEDWARR
01/31/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230131-0007256

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Tammy A Carney
Affiant

Subscribed and sworn to me on 01/31/23.

NOTARY PUBLIC

My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Douglas P. Hasler Nancy Gregg 502 Marshall St. Paris, IL 61944	Douglas Hasler 502 Marshall St. Paris, IL 61944	142 07 0C 046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dennis E. Wood and Gilbert H. Wood, devisees of the Last Will and Testament of Harrell E. Wood, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Douglas P. Hasler, married, and Nancy Gregg, married, as Tenants in Common with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 46 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office, Certificate of Correction and Affidavit recorded in Book 7467, Page 279 as said Master Deed has been Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 and Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said Unit.
>
> Being the same property conveyed to Harrell E. Wood and wife, Julia W. Wood, by Warranty Deed from Jane C. Robinson, unmarried (formerly Jane C. Williams), of record in Instrument No. 199912300309248, in the Register's Office of Davidson County, Tennessee, dated December 01, 1999 and recorded on December 30, 1999. The said Julia W. Wood died on July 31, 2001, then Harrell E. Wood died June 27, 2012 testate, devising subject property to Dennis E. Wood and Gilbert H. Wood. See Probate Docket No. 12P1800, Davidson County Circuit Court.
>
> This is improved property known as 240 Myhr Green, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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;

and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand and official seal on 01/31/23.

Dennis E. Wood

Gilbert H. Wood
By: Dennis E. Wood, attorney-in-fact

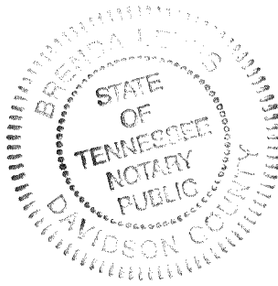
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/31/23, before me personally appeared Dennis E. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 01/31/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



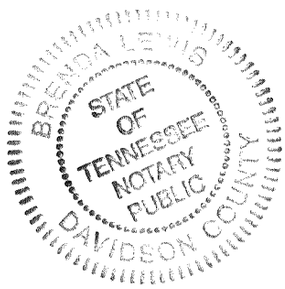
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis E. Wood, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Gilbert H. Wood and is authorized by Gilbert H. Wood to execute this instrument on behalf of Gilbert H. Wood.

Witness my hand and official seal on 01/31/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



True Copy Certification

I, **Diane March,** 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 this the 31st day of January, 2023.

Affiant Signature
Date 01/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-28-2023

