This instrument prepared by:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., STE 600
NASHVILLE TN 37203
TELEPHONE 615/ 244-2770

Karen Johnson Davidson County
Batch# 969058 DEEDWARR
02/08/2023 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $388.50
20230208-0009354

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Samuel J. Blanton
AFFIANT

Subscribed and sworn to before me, this 8th day of February, 2023.

Candace Croom
NOTARY PUBLIC

My Commission Expires: 3-7-2023

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number/Property ID:**
James Hasting	Same	043 11 0 181.00
114 Archwood Dr.		
Madison, TN 37115		

GENERAL WARRANTY DEED

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 114 Archwood Drive Trust, Nick Martin, Trustee ("Grantor"), does hereby bargain, sell, transfer and convey unto James Hasting ("Grantee") and his successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

See **Exhibit A** attached hereto incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **James Hasting**, his successors and assigns, forever.

AND **Grantor** does hereby covenant with the said **Grantee** that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for: (i) current years property taxes; (ii) matters set forth on the Plan of

John W. Anderson Subdivision of Lot Four on the plan of Anderson Estates, which plan is of record in Book 1835, page 34, Register's Office of Davidson County, Tennessee; and (iv) Restrictive Covenants contained in instrument of record in Book 1181, page 345 and Book 1943, said Register's Office.

AND **Grantors** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said **Grantor**, its successors and assigns against the lawful claims of all persons except as to matters to which this conveyance is subject.

[REMAINDER OF THIS PAGE IS BLANK; SIGNATURES TO FOLLOW]

EXHIBIT A

Legal Description

BEING land in Davidson County, Tennessee, being Lot No. 7 on the Plan of John W. Anderson Subdivision of Lot Four on the plan of Anderson Estates, which plan is of record in Book 1835, page 34, Register's Office of Davidson County, Tennessee.

SAID Lot No. 7 fronts 115.0 feet on the easterly side of Archwood Drive and runs back between lines 435.0 feet to a dead line.

Being the same property conveyed to 114 Archwood Drive Trust, Nick Martin, Trustee by deed from Barry Thomas Mathis as executor for the Estate of Eula Clay Howse of record at Record Book 11516 Page 570 at Said Register's Office.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 8 day of ~~October,~~ February ~~2022~~ 2023.

Grantor: 114 Archwood Drive Trust

By: Nick Martin Trustee

Name: Nick Martin, Trustee

Title: Trustee

STATE OF Tennessee)

COUNTY of Davidson)

Before me, Candace Croom, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nick Martin, as Trustee of the 114 Archwood Drive Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Nick Martin, Trustee of the 114 Archwood Drive Trust, the within named bargainer, and that he or she as such person and in such capacity executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Goodlettsville, Tennessee, this the 8th day of February, 2023.

Candace Croom
Notary Public

My Commission Expires:

March 7, 2023

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Tennessee Certification of Electronic Document

I, Samuel Blanton, 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 2/8/23 (date of document).

Affiant Signature

2/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

Candace Croom
Notary's Signature

CANDACE CROOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

NOTARY SEAL

MY COMMISSION EXPIRES: 3-7-2023