Karen Johnson Davidson County
Batch# 973299 DEEDWARR
02/22/2023 02:15:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20230222-0012588

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandra D. Hughes and Paul Odum 250 Donelson Pike Nashville, TN 37214	New Owner 145 River Chase Hendersonville, TN 37075	096-09-0-049-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Robert Anthony Maas, II and Alexandria Eva Maas, a married couple, Luke Austin Maas, a single man, and Kyle Abraham Maas, a married man
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sandra D. Hughes, a married woman, and Paul Odum
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in the Third Civil District of Davidson County, Tennessee, being part of the abandoned right of way of the Lebanon Branch of the N.C. and St. L. Railway, and a part of the triangle strip adjoining same on the southeast and being designated as Tract No. 2 on a survey made by John M. Sullivan, Surveyor, January 3, 1949 and described according to said survey as follows:

Beginning at a point which is the Northeast corner of said Lot No. 2 and the furthermost Northerly Northwest corner of Lot No. 1 as shown by said survey; thence South 54 deg. West 90 feet to a pointing the Easterly boundary line of Lot No.3; thence South 27 deg.

East 164.4 feet along said Easterly boundary to line of Lot No. 3 according to said survey; thence North 54 deg. East 90 feet to a point; thence North 27 deg. West 164.4 feet to the point of beginning.

Also being described as Lot 1, Campbell View, as shown on plat of record in Plat Book 7900, Page 840, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Together with and subject to that 50 foot easement for ingress and egress as described in Book 4260, Page143, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert A. Maas by Warranty deed from Jack D. Odum, Herman F. Odum and Herbert E. Odum, d/b/a Odum Brothers of record in Book 9579, page 499, Register's Office for Davidson County, Tennessee, dated December 22, 1994 and recorded on January 26, 1995. Said Robert A. Maas died intestate on or about November 28, 2021, survived by Robert A. Maas, II, Luke Austin Maas and Kyle Abraham Maas. See Affidavits of Heirship recorded on May 11, 2022 and 2/22/23, 2023, of record in Instrument Numbers 20220511-0053715 and 202302220012587, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 250 Donelson Pike, Nashville, TN 37214

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 heirs and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 15 day of February, 2023.

Luke Austin Maas

STATE OF Utah
COUNTY OF Salt Lake

On this 15 day of February, 2023, before me personally appeared Luke Austin Maas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of February, 2023.

Notary Signature
My commission expires: 09/02/2024

CHAQUIECE DESHAE TURNER
Notary Public - State of Utah
Comm. No. 713926
My Commission Expires on
Sep 2, 2024

Dated this the 17th day of February, 2023.

Robert Anthony Maas, II

Alexandria Eva Maas

Kyle Abraham Maas

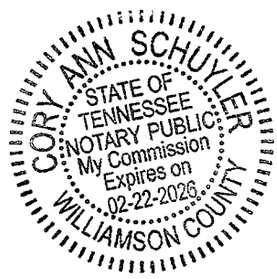
Gloria Maas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Robert Anthony Maas, II, Alexandria Eva Maas, Kyle Abraham Maas and Gloria Maas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2023.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Joshua A. Terry, 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 2/15/2023 & 2/17/2023.

Affiant Signature

2/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/22/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON