NEW OWNER:
Lesha B. Hight
932 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:

Ascend Federal Credit Union
P.O. Box 1210
Tullahoma, TN 37388

MAP & PARCEL
56 02 0 115.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-130

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 976063 **DEEDWARR**
03/02/2023 10:48:22 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20230302-0014952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($435,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Marcus Daschner, a married man** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Lesha B. Hight, unmarried woman** ("Grantees"), her successors 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 in Davidson County, Tennessee, being Lot No. 615 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Daschner, unmarried by Warranty Deed from Kathy A. Dwyer, unmarried of record as Instrument No. 20070213-0018268 in the Register's Office for Davidson County, Tennessee, dated January 24, 2007 and recorded on February 13, 2007.

Being also known as 932 Beech Bend Drive, Nashville, TN 37221

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given March 6, 2023.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of February, 2023.

MARCUS DASCHNER

JESSI LEE DASCHNER joins in this conveyance to convey any marital interest or other interest that she may have in the above referenced property

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Marcus Daschner and Jessi Lee Daschner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2023.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-21-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **435,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2023.

NOTARY PUBLIC

My commission expires: APR 2 6 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY