Karen Johnson Davidson County
Batch# 982868 DEEDWARR
03/21/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20230321-0020382

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$287,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THIRD PAIRING REAL ESTATE LLC	**SAME**	**119-10-0-187.00**
(NAME) **1204 STRATFORD AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THOMAS B. BARTLETT AND PEGGY D. MATHES, CO-TRUSTEES OF THE NATALIE RENEE HAFNER TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THIRD PAIRING REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Mashburn Heights, of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Natalie Renee Hafner from John Michael Worrell, Mark Anthony Worrell, Darryl Glenn Worrell, by John Michael Worrell, Attorney in Fact by virtue of Power of Attorney recorded in Instrument No. 20070620-0073469 Register's Office for Davidson County, Tennessee, and Martha E. Worrell of record in Instrument No. 20070620-0073470 in the aforesaid Register's Office, dated June 18, 2007 and recorded on June 20, 2007. Being further conveyed to The Trustee of The Natalie Renee Hafner Trust from Natalie Renee Hafner, by Quitclaim Deed dated July 24, 2019, of record in Instrument No. 20190729-0074119, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, Page 1; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2812 LIVE OAK RD., NASHVILLE, TN 37210**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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; 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.

Witness our hands this 17 day of March, 2023.

Thomas B Bartlett Trustee

Thomas B. Bartlett, Co-Trustee of The Natalie Renee Hafner Trust

Peggy D Mathes Co-Trustee

Peggy D. Mathes, Co-Trustee of The Natalie Renee Hafner Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas B. Bartlett, Co-Trustee of The Natalie Renee Hafner Trust,** the bargainor, 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 17 day of March, 2023.

My Commission Expires: **March 3, 2026**

Lee A. Cohen

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Peggy D. Mathes, Co-Trustee of The Natalie Renee Hafner Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of March, 2023.

My Commission Expires: **March 3, 2026**

Lee A. Cohen

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 21, 2023 (date of document).

Affiant Signature

March 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023