Karen Johnson Davidson County
Batch# 983338 DEEDWARR
03/22/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230322-0020703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

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

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
DAN PAUL HAKER, ET UX	New Owners	**142-08-0B-062.00-CO**
(NAME) **1004 PEBBLE BROOK**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(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, **LANDMARK SERVICES OF TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAN PAUL HAKER AND THERESE LOUISE HAKER, HUSBAND AND WIFE,** 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 condominium Apartment in Davidson County, Tennessee, being Unit No. 62, of Coronada Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 67, Register's Office for said County, to which source reference is hereby made for more complete details of description together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; Book 5869, page 269; and ByLaws of record in Book 4901, page 702, amended in Instrument No. 20100304-0016850, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions which would violate 42 USC 3604c.

Being the same property conveyed to Landmark Services of TN LLC, a Tennessee Limited Liability Company, from Jill Renee Schuler, as Conservator for Beth Ann Schuler, by deed dated June 15, 2022, of record in Instrument No. 20220617-0069477, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, Page 67; Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; Book 5869, page 269; ByLaws of record in Book 4901, page 702, amended in Instrument No. 20100304-0016850; Charter of record in Book 4902, page 938 and Book 7694, page 733; Easements of record in Book 7173, page 324, Book 9045, page 954, and Instrument No. 20130118-0006281;and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1004 PEBBLE BROOK, NASHVILLE, TN 37221**
(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 my hand this 21st day of March, 2023.

LANDMARK SERVICES OF TN LLC
a Tennessee Limited Liability Company

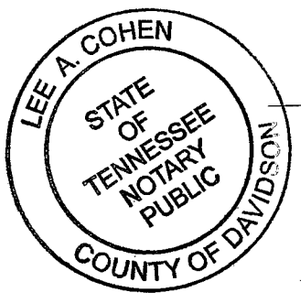
By: Eric Glasser, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Eric Glasser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **Landmark Services of TN LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Landmark Services of TN LLC**, by himself as such Sole Member.

Witness my hand and official seal at office, this 21 day of March, 2023.

My commission expires: **March 3, 2026**



Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-21-23.

Affiant Signature

3-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY