This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 05316000700

NAME & ADDRESS OF NEW OWNER:
C323 Investments, LLC
2628 ALBION ST
Nashville, Tn 37208

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 985508 DEEDWARR
03/28/2023 10:01:49 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20230328-0022343

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RICHARD HALEY AND BONNIE HALEY HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **C323 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

LAND in the 4th Civil District of said County, being Lot No. 7 on the unrecorded Plan of Hays Subdivision described according to a survey made by Campbell Surveying Co., dated November 22, 1985, as follows: Said lot fronts 60 feet on the westerly margin of Pitts Avenue and runs back between parallel lines 350 feet to a dead line in the rear measuring 60 feet thereon; and being described according to a Survey made by Harvey Gee, dated May 4, 1948, as follows: BEGINNING on the westerly margin of Hadley Bend Road (now Pitts Avenue) at the common corner of Lot Nos. 6 and 7, said beginning point being 1394.6 feet south of the south line of the T.C.R.R. Company right-of-way; thence with the line between said lots, westwardly 350 feet to the northwest corner of Lot No. 7; thence with the west line of said lot, southwardly 60 feet to the corner of Lot Nos. 7 and 8; thence with the line between said lots eastwardly 350 feet to the westerly margin of Hadley Bend Road (now Pitts Avenue); thence with the westerly margin of said road, northwardly 60 feet to the point of beginning.

BEING the same property conveyed to Orlando Rodriguez, a married man, by Warranty Deed from Thomas F. Reed Sr and Pamela L. Reed, dated February 10, 2020, appearing of record in Instrument No. 20200212-0016007, of the Register's Office of Davidson County, Tennessee.

BEING further conveyed to Richard Haley and Bonnie Haley, husband and wife by Warranty Deed filed for record in Instrument Number 20230316-0019005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 214 Pitts Avenue, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

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The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24 day of March, 2023.

Richard Haley

Bonnie Haley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard Haley and Bonnie Haley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24 day of March, 2023.

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of March, 2023.

NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: _____

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