Karen Johnson Davidson County
Batch# 1008638 DEEDWARR
05/30/2023 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $858.40
20230530-0040302

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-926

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Cheatwood 515 Basswood Avenue #N131 Nashville, TN 37209	Kwik Mortgage Corporation 959 U.S. 46 East., Ste 401 Parsippany, NJ 07054	090-11-0A-131.00-CO

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,

Jack Landon Haynes and Suely Haynes, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Cheatwood, an unmarried man

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 certain condominium located in Davidson County, Tennessee, being Unit No. 131 of Rock Harbor Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Rock Harbor Condominiums of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 7369, Page 206, and Book 9355, Page 210, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed.

Being the same property conveyed to Jack Haynes and Suely Haynes, husband and wife by Warranty deed from Jessie L. Campbell, Trustees of The Jessie L. Campbell Revocable Trust of record in Instrument No. 20210209-0018485 Register's Office for Davidson County, Tennessee, dated February 08, 2021 and recorded on February 09, 2021.

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: 515 Basswood Avenue #N131, Nashville, TN 37209

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 24th day of May, 2023.

Jack Landon Haynes

Suely Haynes, by Jack Haynes, her Attorney-In-Fact

Suely Haynes by Jack Haynes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of May, 2023, before me personally appeared Jack Landon Haynes 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 24th day of May, 2023.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

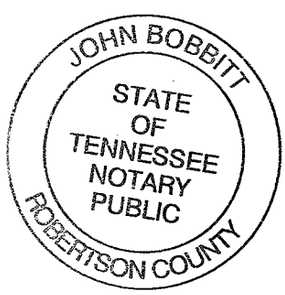
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of May, 2023, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jack Haynes** 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 on behalf of **Suely Haynes,** and acknowledged that as said power of attorney executed the same as her free act and deed.

Witness my hand, at office, this 24th day of May, 2023.

Notary Signature
My commission expires: 10/23/23



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 5/24/2023.

Affiant Signature – Joshua A. Terry

5/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/26/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON