WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050299 **DEEDWARR**
09/15/2023 11 06 06 AM 2 pgs
Fees $13 00 Taxes. $3,311 50

20230915-0072446

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$895,000.00.**

Carol Crawley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER 2023

Pam McBroom
Notary Public

MY COMMISSION EXPIRES 5/9/2026
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Carroll and Carol Crawley	**Same as Owner**	**072-16-3I-002.00**
(NAME)	(NAME)	
2006 Sheridan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JORDAN PHILLIP HALLER AND KALYND CARSON HALLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CARROLL AND CAROL CRAWLEY, 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:

Land in Davidson County, Tennessee being Unit B of 2004 Sheridan Cottages, as shown on the site plan attached as "Exhibit B" to the Declaration of Covenants, Conditions, and Restrictions for 2004 Sheridan Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20190130-0009067, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jordan Phillip Haller and Kalynd Carson, husband and wife by Warranty Deed from Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company, dated August 24, 2019, and recorded August 29, 2019, of record in Instrument Number 20190829-0087425, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2006 Sheridan Road** (House Number) (Street) (P O Address) **Nashville, TN 37206** (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2022 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument No. 20190130-0009067, said Register's Office; (c) Restrictions of record in Instrument No. 20190130-0009067, said Register's Office.

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, 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

THIS INSTRUMENT BECOMES EFFECTIVE SEPTEMBER 14, 2023.

Witness my hand this 9 day of September 2023.

Jordan Phillip Haller

Kalynd Carson Haller

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, of said County, Jordan Phillip Haller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September 2023.

Commission expires: March 3, 2026

Notary Public

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, of said County, Kalynd Carson Haller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September 2023.

Commission expires: March 3, 2026

Notary Public

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY