THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945820

Karen Johnson Davidson County
Batch# 1063603 DEEDWARR
10/23/2023 09 21.40 AM 2 pgs
Fees $13 00 Taxes $9,897 50

20231023-0082707

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $2,675,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of October, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leah Hasson and Jeffrey Hasson 62 Annandale Nashville TN 37215	New Owner	Tax Parcel ID No 158 04 0A 052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan W. Foreman and Karen S. Foreman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leah Hasson and Jeffrey Hasson, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Two, Otter Wood, of record in Plat Book 6900, pages 458-462, as revised in Plat Book 6900, Page 598, Plat Book 8250, Page 138, Plat Book 8250, Page 553 and Plat Book 8250, Page 567, Register's Office for said County.

Said Lot No. 31 fronts 32.54 feet on the Easterly margin of Annandale and extends back 291.07 feet in the Northerly line and 579.22 feet on the Southerly line to a dead line in the rear, measuring 459.75 feet thereon.

Being the same property conveyed to Bryan W. Foreman and wife, Karen S. Foreman, a one-half (1/2) undivided interest each, as tenants in common, by Quitclaim Deed from Bryan W. Foreman and wife, Karen S. Foreman, of record in Instrument No. 20100902-0069854, in the Register's Office of Davidson County, Tennessee, dated June 26, 2010 and recorded on September 02, 2010.

Being the same property conveyed to Bryan W. Foreman and wife, Karen S. Foreman, by Warranty Deed from Richard M. Bracken and wife, Judith K. Bracken, of record in Bok 9954, Page 137, in the Register's Office of Davidson County, Tennessee, dated July 08, 1995 and recorded on February 22, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Otter Wood, as recorded in Plat Book 6900, Page(s) 458-462, as revised in Plat Book 6900, Page 598, Plat Book 8250, Page 138, Plat Book 8250, Page 553 and Plat Book 8250, Page 567 .

Declaration of Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, as amended in Book 8762, Page 199.

Easement for Transmission Line, recorded in Instrument No. 20130129-0009256, Instrument No. 20130129-0009259 and Instrument No. 20130129-0009299.

Easement recorded in Book 7474, Page 695.

Easement for the flow of the waters of Unknown, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 62 Annandale Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2023.

Bryan W. Foreman

Karen S. Foreman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan W. Foreman and Karen S. Foreman, 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 for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025