Karen Johnson Davidson County
Batch# 1073438 DEEDWARR
11/20/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231120-0090181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$425,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

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
SAMANTHA DYER	Ameris Bank Mortgage	**072-15-0-300.01**
(NAME) **107 MCKENNELL DRIVE**	(NAME) 3500 Piedmont Rd. NE, ste. 105	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Atlanta, GA 30305	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA DYER, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot 62 on the Plan of Brownsville, of record in Book 21, page 9, Register's Office for said County, and described according to a survey made by J. H. Ziegler, P.E. dated June 27, 1980 and described as follows:

Beginning at an iron pin in the Southerly margin of McKennell Drive, 160.19 feet West of the Westerly margin of Riverside Drive; thence with the Southerly margin of McKennell Drive, North 87 degrees 54 minutes West, 107.00 feet to an iron pin; thence South 2 degrees 65 minutes West, 84.10 feet to an iron pin; thence North 83 degrees 59 minutes East, 56.99 feet to an iron pin; thence North 47 degrees 51 minutes East 60.00 feet to a mark in the top of a stone wall; thence North 14 degrees 51 minutes East, 35.03 feet to the point of beginning, containing 7,224 square feet, more or less.

Being the same property conveyed to Thomas Haehn from American General Financial Services, Inc. by deed dated July 16, 2010, of record as Instrument No. 20100721-0056855, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 21, page 9 and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **107 MCKENNELL DRIVE, NASHVILLE, TN 37206**
(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 17 day of November, 2023.

THOMAS HAEHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Haehn**, 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 for the purposes therein contained.

Witness my hand and official seal at office this 17 day of November, 2023.

My Commission Expires: **March 3, 2026**

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

Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 17, 2023** (date of document).

Affiant Signature

November 20, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25