WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076996 DEEDWARR
11/30/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20231130-0092633

G-P-23-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-12-27

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Schweidel	New Owner	
(NAME)	(NAME)	**106-13-0P-002.00-CO**
2007 Hutton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRYSTAL HAISLIP AND JOSEPH JORDAN HAISLIP, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN SCHWEIDEL, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2000 Rosemary, a Horizontal Property Regime, with Private Elements, of record in Instrument Number 20180329-0029690, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Crystal Davis and Joseph Jordan Haislip, tenants in common with the right of survivorship by Warranty Deed from Build Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20190719-0071172 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180329-0029690, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1907, Page 2, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2007 Hutton Drive, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF NOVEMBER, 2023.

Crystal Haislip

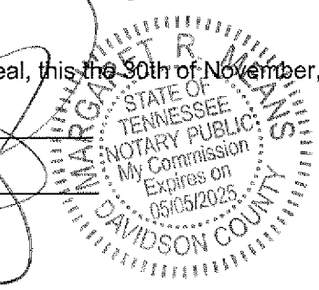
Joseph Jordan Haislip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL HAISLIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

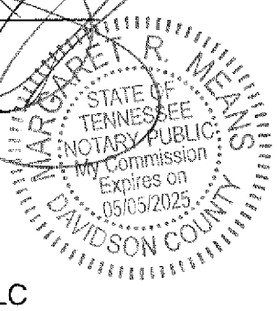


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH JORDAN HAISLIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30 day of November, 2023.

K. Thomas Sidwell
Date: 11-30-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 30 day of November, 2023.

Notary Public
My Commission Expires: 1-21-26

