RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
John E. Hassenfeld, Trustee of the John E. Hassenfeld 2012 GST-Exempt Family Trust
5009 Hill Place Dr.
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23101516

Send Tax Statements To:
NEW OWNER

Map and Parcel: 115 16 0 072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew B Moraski and Amy Moraski**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John E. Hassenfeld, Trustee of the John E. Hassenfeld 2012 GST-Exempt Family Trust**, hereinafter called the GRANTEE, its 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 all of Lot No. 19 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew B. Moraski and Amy Moraski, husband and wife by Warranty Deed filed for record on August 23, 2022 in Instrument Number 20220823-0095156, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of West Meade Farms, Section 3 of record in Book 1851, page 258; all matters as set forth per plat of record in Book 1835, page 4, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 170 Haverford Drive, Nashville, TN 37205

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Karen Johnson Davidson County
Batch # 1083549 DEEDWARR
12/19/2023 10:15:15 AM 2 pgs
Fees: $13.00 Taxes: $9,808.70

20231219-0097654

WITNESS our hand this 15 of December, 2023.

Matthew B Moraski

Amy Moraski

State of Tennessee

County of Davidson

Personally appeared before me, Matthew B Moraski and Amy Moraski, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15 of December, 2023.

Lynn F. Vaught

Notary Public
My Commission Expires: 2/21/2027

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,651,000.00.

x John Hossenfelder - Trustee

Affiant Signature

Subscribed and sworn to before me, this 18th of December, 2023.

Notary Public
My Commission Expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires