WARRANTY DEED

Karen Johnson
Batch # 1086033
12/27/2023 02:09:23 PM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20231227-0099462

STATE OF TENNESSEE
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 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-26-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J. Hawiger and Joann Hawiger	New Owners	
(NAME) 401 Ashlawn Ct.	(NAME)	131 06 0G 401.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **ESTATE OF BARBARA C. HASELTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK J. HAWIGER AND JOANN HAWIGER, 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 401 of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 1131, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7076, Page 696, amended in Book 7308, Page 859, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, of record in Book 6250. Page 978 and Book 6900, Page 304. A Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Barbara C. Haselton, Unmarried, by Warranty Deed from Reyna Thera Lorele, Trustee, of record in Instrument No. 20171024-0109183, in the Register's Office of Davidson County, Tennessee, dated October 20, 2017, and recorded on October 24, 2017. The said Barbara C. Haselton died on June 17, 2023, testate, devising subject property to Berenda Vance and Judy Crumbless. See Probate Case 23P-1839, Davidson County Circuit Court (Probate Division).

Limited Power of Attorney executed by Judy Crumbliss a/k/a Judy Crumbless appointing Berenda Vance to sign on her behalf dated December 27, 2023 **and recorded in Instrument No.** 20231227 0099461 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

PM2023-1417

unimproved
This is improved x property, known as 401 Ashlawn Ct., Nashville, TN 37215
(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, 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.

Witness my hand this 22 day of December, 2023

ESTATE OF BARBARA C. HASELTON

BY: Berenda Vance, Executrix
BERENDA VANCE, EXECUTRIX

BY: Berenda Vance, Devisee
BERENDA VANCE, DEVISEE

BY: Judy Crumbless, Devisee by Berenda Vance, attorney in fact
JUDY CRUMBLESS, DEVISEE
BY BERENDA VANCE, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Berenda Vance,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executrix and Devisee** of the **Estate of Barbara C. Haselton** the within named bargainor, and that she as **Executrix and Devisee**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Executrix and Devisee** of the **Estate of Barbara C. Haselton**.

Witness my hand and official seal this 22nd day of December, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Berenda Vance** to me known to be the person who executed the foregoing instrument in behalf of **Judy Crumbliss** (Devisee of the Estate of Barbara C. Haselton) as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Judy Crumbliss**

Witness my hand and official seal this 22nd day of December, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

PM2023-1417