Karen Johnson Davidson County
Batch# 1089514 DEEDWARR
01/08/2024 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,437.45
20240108-0001558

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $388,500.00 Affiant Subscribed and sworn to before me This 5th day of January, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Andrew Hazen **207 Issac Drive** **Goodlettsville, TN 37072**	**New Owner**	**018 07 0 011.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Calvin E. Bridgeforth** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Andrew Hazen, a single man** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Connell Estates, Section 1, as shown on plat of record in Plat Book 2900, Page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Calvin E. Bridgeforth, by Quitclaim Deed from Tameka Bridgeforth, of record in Instrument No. 20230821-0064926, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 207 Issac Drive, Goodlettsville, TN 37072.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.
2. Easements of record in Book 1974, Page 281, Book 4805, Page 753, and Instrument No. 20140114-0003779, said Register's Office.
3. Subject to all matters on Plat Book 2900, Page 15, said Register's Office.
4. Easement, if any, for the chartered right-of-way of the L & N Railroad.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 5th day of January, 2023.

Grantor:

Calvin E. Bridgeforth

Calvin E. Bridgeforth

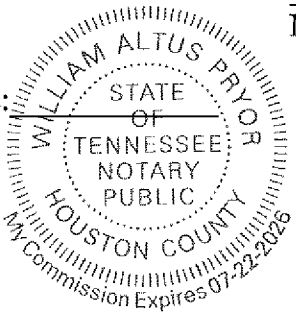
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 5th day of January, in the year 2024, before me the undersigned, personally appeared Calvin E. Bridgeforth, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 5th day of January, 2024.

William Altus Pryor
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Tonya Loftin, 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 1/5/2024.

Date

Tonya Loftin
Affiant Signature

January 8, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of January, 20 24,

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)