WARRANTY DEED

Karen Johnson Davidson County
Batch# 1090844 DEEDWARR
01/11/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240111-0002494

G-P-23-1168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

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)
Braden C. Anderson and Hailey H. Anderson	**Pinnacle Bank**	
(NAME) **1168 Cleveland Hall Blvd.**	(NAME) **150 3rd Avenue S., Suite 1000**	**063-04-0A-026.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Nashville, TN 37201**	
(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, **MICHAEL WAYNE HAUN, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADEN C. ANDERSON AND HAILEY H. ANDERSON, HUSBAND AND WIFE,** 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 Lot No. 159 as shown on the Plan of Phase Three, Cleveland Hall Subdivision, of record in Instrument No. 20060106-0002332, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Michael Wayne Haun, unmarried by Warranty deed from Hamid Tolooqolzari and Zabollah Shahhosseini of record in Instrument No. 20141107-0103006 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 07, 2014.

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 as Instrument Number 20060106-0002332, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11725, Page 76, as amended in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208- 0013290, Instrument No. 2008014-0103112, Instrument No. 20120912- 0082762 and Book 11725, Page 110 , Register's Office for Davidson County, Tennessee.
- Charter of Cleveland Hall Homeowner's Association of record in Book 11725, page 70, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 8006, Page 677 in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7844, Page 242, Register's Office for said County.
- Easement to Cumberland Utility District of record in Book 7994, Page 173 and Book 8068, Page 524, Register's Office for said County.
- Deed to Homeowners Association of record in instrument 20130816-0086466, Register's Office for said County.
- Storm Water Detention Agreement of record in Instrument 20041115-0136615, Register's Office for said County
- Drainage Easement of record in Book 5763, Page 287, Register's Office for said County
- Easement for Ingress and Egress and Utility Easement of record in Book 7844, Page 249, Register's Office for said County.
- Utility and Drainage Easement of record in Book 7844, Page 262 and Book 7844, Page 272, Register's Office for said County.
- Drainage and Construction Easement of record in Book 7844, Page 268, Register's Office for said County.
- Water Line Easement of record in Book 7994, Page 167, Register's Office for said County

- Easement to Nashville & Eastern Railroad Authority of record in Book 8068, Page 524, Register's Office for said County.
- BellSouth Telecommunications of record in Book 11720, Page 325, 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: **1168 Cleveland Hall Blvd., Old Hickory, Tennessee 37138**.

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 10th DAY OF JANUARY, 2024.

Michael Wayne Haun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL WAYNE HAUN, 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 10th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 January 10.

Kim Rogers
Affiant
Date: 1-10-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of January, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY