This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1098780 DEEDWARR
02/07/2024 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20240207-0008682

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $690,000.00.

Affiant

Subscribed and sworn before me this the 5 day of February, 2024.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert & Valerie Baldes	New	141-00-0 022.00 &
8442 McCrory Ln.	Owners	021.00
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT B. HABERMAN AND CAROL HABERMAN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT J. BALDES, JR. AND VALERIE A. BALDES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Parcel 1 (Map/Parcel 141-00-0 022.00):
Being a tract of land in the Thirty-Fifth Councilmanic District of Metro-Nashville, Davidson County, Tennessee and being the same property conveyed to Clara Faye Talbert Brown, as evidenced in Instrument No. 20071126-0136947, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN.). Said property being more particularly described as follows:

Beginning at a 1 inch iron pipe old in the center of Old McCrory Lane, being in the north boundary line of Parcel 26.00, the Mildred Deal Brown Property, as evidenced in Instrument No. 20130605-0056675, R.O.D.C., TN, said pipe also being the southwest boundary corner of Parcel 23.00, the Mildred Deal Brown Property, as evidenced in Instrument No. 20130605-0056673, R.O.D.C., TN.; thence, with the center of the said old road, south 70 deg 59 min 56 sec west, at a distance of 108.54 feet to a P.K. nail new & washer at old chiseled "X" in rock outcrop, said P.K. nail being the southeast boundary corner of Parcel 21.00, the Clara Faye Talbert Brown Property, as evidenced in Instrument No. 20071126-0136948, R.O.D.C., TN.; thence, with the common boundary of the said Parcel 21.00 and the herein described, north 07 deg 57 min 50 sec west, at a distance of 345.62 feet to a 30 inch walnut in the south boundary of Parcel 118.00, the Michelle Moraczewskipoag et vir Property, as evidenced in Instrument No. 20151008-0102735, R.O.D.C., TN.; thence, with the south boundary of the said Parcel 118.00, south 83 deg 59 min 45 sec east, at a distance of 180.49 feet to a grader blade old, being the northwest boundary corner of the said Parcel 23.00; thence, with the west boundary of the said Parcel 23.00, south 05 deg 44 min 52 sec west, at a distance of 289.52 feet to the point of beginning, containing 1.02 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Company, Inc., Job No. 21-053, dated March 26, 2021.

Being the same property conveyed to Scott B. Haberman and Carol Haberman, by deed dated 12/30/2022, from Western Property Group, LLC, of record in Instrument No. 20230112-0002597, Register's Office for said County.

Also being a portion of the same property conveyed to Western Property Group LLC, by deed dated 01/26/2022, from Estate of Clara Faye Talbert Brown, Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust, and Susie Brown Adkerson, Philip L. Brown, III, Abbie Faye Adkerson, Zacarey John Adkerson, Ashley Renee Brown, Megan Nechole Brown and John Scott Philip Brown, Individually as beneficiaries of the estate of Clara Faye Talbert Brown, of record in Instrument No. 20220203-0012804, Register's Office for said County.

Parcel 2 (Map/Parcel 141-00-0 021.00):
Being a tract of land in the Thirty-Fifth Councilmanic District of Metro-Nashville, Davidson County, Tennessee and being the same property conveyed to Clara Faye Talbert Brown, as evidenced in Instrument No. 20071126-0136948, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN.). said property being more particularly described as follows: beginning at a P.K. nail new & washer at old chiseled "X" in rock outcrop in the center of Old McCrory Lane, being in the north boundary line of Parcel 26.00, the Mildred Deal Brown Property, as evidenced in Instrument No. 20130605-0056675, R.O.D.C., TN., said P.K. nail being the southwest boundary corner of Parcel 22.00, the Clara Faye Talbert Brown, as evidenced in Instrument No. 20071126-0136947, R.O.D.C., TN.; thence, with the said centerline of Old McCrory Lane and the north boundary of Parcel 26.00, south 70 deg 07 min 58 sec west, at a distance of 34.62 feet to a capped iron rod new in the northerly margin of McCrory Lane, at a distance of 50 feet from the center of the said lane; thence, with the said northerly margin, north 71 deg 17 min 34 sec west, at a distance of 69.52 feet to a point; thence, with a tangent curve to the right, having a radius of 600.93 feet, an arc length of 236.83 feet, and a chord bearing of north 60 deg 00 min 10 sec west, at a chord distance of 235.30 feet to a capped iron rod new, said rod lying north 32 deg 02 min 17 sec east, at a distance of 20.25 feet from a capped iron rod old, RLS # 1786, being the monumented southeast boundary corner of parcel 118.00, the Michelle Moraczewskipoag et vir Property, as evidenced in Instrument No. 20151008-0102735, R.O.D.C., TN.; thence, with the east boundary line of the said Parcel 118.00, north 32 deg 02 min 17 sec east, at a distance of 293.43 feet to a 26 inch hickory; thence, with the south boundary of the said parcel 118.00, south 70 deg 39 min 42 sec east, at a distance of 104.54 feet to a 30 inch walnut, being the northwest boundary corner of the said Parcel 22.00; thence, with the common boundary of the said Parcel 22.00 and the herein described, south 07 deg 57 min 50 sec east, at a distance of 345.62 feet to the Point Of Beginning, containing 1.63 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Company, Inc., Job No. 21-053, dated March 26, 2021.

Being the same property conveyed to Scott B. Haberman and Carol Haberman, by deed dated ___/___/___, from Western Property Group, LLC, of record in Instrument No. 202402070008681_____, Register's Office for said County.

Being a portion of the same property conveyed to Western Property Group LLC, by deed dated 01/26/2022, from Estate of Clara Faye Talbert Brown, Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust, and Susie Brown Adkerson, Philip L. Brown, III, Abbie Faye Adkerson, Zacarey John Adkerson, Ashley Renee Brown, Megan Nechole Brown and John Scott Philip Brown, Individually as beneficiaries of the estate of Clara Faye Talbert Brown, of record in Instrument No. 20220203-0012804, Register's Office for said County.

The above described property is subject to all matters shown on survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Company, Inc., Job No. 21-053, dated March 26, 2021.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8442 McCrory Ln., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1 day of February, 2024.

Scott B. Haberman

Carol Haberman

STATE OF AZ

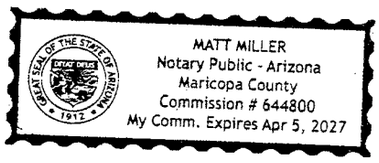
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott B. Haberman and Carol Haberman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of February, 2024.

My commission expires:
4.5.27

Notary Public Matt Miller



Certificate of Authenticity

I, Joshua A. Terry, 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 2/1/24.

Affiant Signature – Joshua A. Terry

2/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27