WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112988 DEEDWARR
03/20/2024 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240320-0019202

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Tammy Sexton, Legends Title Services, LLC, 105 Industrial Drive, Suite 7, Mt. Juliet, TN 37122

File No.: 240060

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mathew Haffner and Melissa Haffner	Primis Mortgage Company	181-03-0A-347.00-CO
(NAME)	(NAME)	
8025 Mandan Drive	5535 Currituck Dr., Ste. 120	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATALIN MAYO AND ROBERT MAYO, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATHEW HAFFNER AND MELISSA HAFFNER, 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 Lot No. 144 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katalin Mayo and Robert Mayo, wife and husband by Warranty Deed from Jessica Green and husband, Brina Minor, of record in Instrument No. 20201229-0154400, Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 29, 2020.

unimproved ☐
This is improved ☒ property, known as 8025 Mandan Drive, Brentwood, TN 37027
(House No.) (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 our hands this 18th day of March, 2024.

Katalin Mayo

Robert Mayo

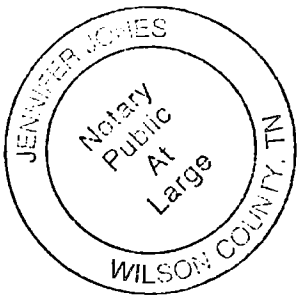
STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 18th of March, 2024.

Notary Public

Affix stamp/seal:



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

March 18, 2024

Affiant Signature

Date: 3-19-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19 day of March 20 24

Notary Signature

My Commission Expires:

