Karen Johnson Davidson County
Batch# 1122536 DEEDWARR
04/12/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240412-0026255

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447341** SHANNON R. RICHARDSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Williamson The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2024. Notary Public My Commission Expires: 3/20/2028

WARRANTY DEED

Address New Owner: Edward Lusky 6563 Sunny Side Ct. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 11 0 143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Martina Hailey, Successor Trustee of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 03, 2004, and any amendments thereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Lusky, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 1 A on the Plan of Zone Lot Division of Lot No. 1 on the Plan of Resubdivision of Lot No. 176 Crieve Hall Estates, Section One Revised of record in Book 6900, Page 56, said Register's Office.

Being the same property conveyed to Robert V. Hailey and Ann D. Hailey, Trustees of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 03, 2004, and any amendments thereto, by Quit Claim Deed from Robert V. Hailey and Ann D. Hailey, of record in Instrument No. 20050127-0010288, in the Register's Office of Davidson County, Tennessee, dated June 03, 2004 and recorded on January 27, 2005. The said Robert V. Hailey died on April 15, 2010, then Ann D. Hailey died August 27, 2023, intestate.

Being the same property conveyed to Rick M. Johnson, Trustee, by Quit Claim Deed from Robert V. Hailey and wife, Ann D. Hailey, and again reconveyed to Robert V. Hailey and wife, Ann D. Hailey, from Rick M. Johnson, Trustee of record in Book 8796, Page 540, in the Register's Office of Davidson County, Tennessee, dated November 17, 1992 and recorded on November 25, 1992.

Being part of the same property conveyed to Robert V. Hailey and wife, Ann D. Hailey, by Warranty Deed from Eugene O. Gracey and wife, Sara Garrett Gracey, of record in Book 2335, Page 275, in the Register's Office of Davidson County, Tennessee, dated December 10, 1954 and recorded on December 10, 1954.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lot 1 on the Plan of Resubdivision of Lot 176 Crieve Hall Estates, Section One Revised, as recorded in Plat Book 6900, Page(s) 56.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Revised, Crieve Hall Estates, as recorded in Plat Book 1835, Page 122.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 176, Crieve Hall Estates, Section One Revised, as recorded in Plat Book 6050, Page 164.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 884, Appointment of Building Committee of record in Book 2396, Page 437.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 484 and Book 6573, Page 426.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unknown.

This is improved property located at 5064 A Stillwood Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2024.

The Robert V. Hailey and Ann D. Hailey Living Trust dated June 03, 2004, and any amendments thereto

Helen Martina Hailey, Trustee

BY: Helen Martina Hailey, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Martina Hailey , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 03, 2004, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2024.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Alicia Hamilton, 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

4/12/24.
Date

Affiant Signature

4/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON