Karen Johnson Davidson County
Batch# 1124381 DEEDWARR
04/18/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20240418-0027749

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$3,300,000.00**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

My commission expires: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kylee L. Ervin, Trustee of ColorMeSonny Legacy Trust	**Old National Bank**	**Map 116-07-0 Parcel 033.00**
110 Lynnwood Terrace	**PO Box 918**	
Nashville, TN 37205	**Evansville, IN 47706**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Neil Hafer and Ashley Hafer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kylee L. Ervin, Trustee of ColorMeSonny Legacy Trust dated March 30, 2023

HEREINAFTER CALLED THE GRANTEE, ITS 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 the westerly part of Lot No. 3 on the Map of Pendleton and Blairs Subdivision of Lynwood Park, of record in Book 421, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot fronts 195 feet on the south side of Lynwood Boulevard and runs back 285.3 feet on the easterly line and 269.5 feet on the westerly line, along the easterly margin of Lynwood Terrace to a dead line on which it measures 192.5 feet.

Being the same property conveyed to Neil Hafer and Ashley Hafer, husband and wife, by Warranty Deed dated December 2, 2021, from Brian L. Cooper and Valerie L. Cooper, husband and wife, of record in Instrument No. 20211203-0160549, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) All matters appearing on the Plan of record in Book 421, Page 45, and revised in Book 5200, Page 47, Register's Office for Davidson County, Tennessee. 2) Subject to matter set out in deed of record in Book 1556, Page 483, said Register's Office. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **110 Lynnwood Terrace, Nashville, TN 37205**

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 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 my/our hand(s) this **17th** day of **April, 2024.**

Neil Hafer

Ashley Hafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Neil Hafer and Ashley Hafer,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **April, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 17, 2024**.

Affiant Signature

04/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 18, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

