Prepared By & Return To: Tennessee Title Services, LLC 547 North Mount Juliet Road Mt. Juliet, TN 37122 SG-24-1973	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2024 Notary Public Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1139492 DEEDWARR
05/24/2024 01:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,905.50
20240524-0038947

Address of New Owner	Send Tax Bills To:	Map & Parcel
German Angeles and Julia Angeles 4145 Knipfer Rd Joelton, TN 37080	New Owners	029-00-0-009.00

WARRANTY DEED

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

Heirs and Beneficiaries of the Estate of Laurence P. Haley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

German Angeles and Julia Angeles, a married couple

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:

Being a tract or parcel of land located in Joelton, Davidson County, Tennessee, said tract being the property conveyed to Laurence P. Haley by deed Instr. #20230825_0066565, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the westerly Right-of-Way line of Knipfer Road, said point being the easternmost northeasterly corner of property conveyed to Jeffrey S. Schramm by deed Instr. #20130923-0099563, R.O.D.C., and being the southeasterly corner of the herein described tract,

Thence, leaving said westerly Right-of-Way line with the northerly line of the

aforementioned Jeffrey S. Schramm property and along the northerly margin of a twenty (20) feet wide access lane S 88deg 38min 51sec W, 270.48 feet to an existing iron pipe,

Thence, leaving said line and continuing with the easterly line of the aforementioned Jeffrey S. Schramm property N 0deg 37min 30sec W, 159.43 feet to a Mag nail (new) set at a corner fence post,

Thence, leaving said easterly line with the southerly line of property conveyed to Ralph W. Bruce and wife Carla C. Bruce by deed Instr. #20140815-0073831, R.O.D.C., N 89deg 03min 00sec E, 284.27 feet to an existing iron pin located in the westerly Right-of-Way line of Knipfer Road,

Thence, with the westerly Right-of-Way line of Knipfer Road S 4deg 22min 50sec W, 158.21 feet to an existing iron pin and the point of beginning.

Containing 43,950 square feet or 1.01 acre, more or less. Prepared by: Benny M. Cantrell * Tennessee RLS 1638 P.O. Box 293192 * Nashville, Tn 37229

Being a portion of the same property conveyed to Gary Yoes and wife, Shirley Bennett Yoes by Installment Deed from James R. Arrington and wife, Margaret L. Arrington of record in Book 4231, Page 991, Register's Office for Davidson County, Tennessee, dated May 01, 1968 and recorded on May 01, 1968. See Decree recorded in Book 4328, Page 157, Register's Office for Davidson County, Tennessee, in which subject property was divested out of Gary Yoes and vested in Shirley Bennett Yoes. The said Shirley Bennett Yoes having died on or about January 21, 2006. Pursuant to the Last Will & Testament of Shirley Ann Davis (a/k/a Shirley Bennett Yoes) admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 06P285, the subject property was devised and bequeathed to Kim Waddell Wix and Sonya Cook.

Subject property was inadvertently conveyed to William F. Robinson and Sylvia N. Robinson, husband and wife by Warranty Deed from Kim Waddell Wix and Sonya Cook, dated Novemebr 01, 2007 and recorded November 07, 2007, of record in Instrument No. 20071107-0131449, Register's Office for Davidson County, Tennessee. See Deed of Correction of record in Instrument No. 20090526-0047866, Register's Office for Davidson County, Tennessee, in which subject property is conveyed back to Kim Waddell Wix and Sonya Cook. The said Kim Waddell Wix having died on or about October 2, 2020. See Affidavits of Heirship of Kimberly Wix of record in Instrument Nos. 20230202-0007651, 20230202-0007652, and 20230825-0066564, in the Register's Office for Davidson County, Tennessee., in which Leah Cross and Landon Waddell are named as the sole heirs-at-law of Kimberly Wix.

Being the same property conveyed to Laurence P. Haley by Quitclaim Deed from Sonya L. Davis, fka Sonya L. Haley of record in Instrument No. 20180816-0081232 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 16, 2018, with legal description being corrected by Corrective Quitclaim Deed of record in Instrument No. 20230202-0007650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurence P. Haley by Quitclaim Deed from Leah Cross of record in Instrument No. 20230202-0007653 Register's Office for Davidson County, Tennessee, dated December 08, 2022 and recorded on February 02, 2023.

Being the same property conveyed to Laurence P. Haley by Quitclaim Deed from Landon Waddell of record in Instrument No. 20230825-0066565 Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 25, 2023. The said Laurence P. Haley having died on or about March 31, 2024, per Death Certificate - March 30, 2024 per Affidavit. See Affidavit of Inheritance of record in Instrument No. 20240415-0026544. Said Affidavit lists Travis A. Haley and Jessica L. Haley as sole heirs-at-law of Laurence P. Haley. Reference is further made to the additional Affidavit of Heirship for Laurence P. Haley, naming Travis A. Haley and Jessica L. Haley as all his heirs, of record in Instrument No. __202405240038946____, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4145 Knipfer Rd, Joelton, TN 37080

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 so 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.

Dated this the 23rd day of May, 2024.

Travis A. Haley

Jessica L. Haley

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

On this 23rd day of May, 2024, before me personally appeared Travis A Haley and Jessica L Haley, to me known to be the person (or persons) described in and who executed the foregoing

instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 23, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

May 23, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

