WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

JILL BRYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON CO.

Karen Johnson
Batch # 1158601
07/16/2024 02:36:32 PM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20240716-0053500

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ginny Underwood Staggs	**Same as New Owner**	
(NAME) **126 Hearthstone Manor Circle**	(NAME)	**160-15-0A-025.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH N. HASS AND VIRGINIA A. HASS, CO-TRUSTEES, HASS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 3, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GINNY UNDERWOOD STAGGS, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hearthstone Manor, Phase II of record in Plat Book 6200, Page 144, amended in Book 6250, page 492, 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 Kenneth Hass and Virginia Hass, husband and wife by Warranty Deed from Vivian Brandon, married of record in Instrument No. 20191220-0131686 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 20, 2019.

Being the same property conveyed to Kenneth N. Hass and Virginia A. Hass, Co-Trustees, Hass Family Revocable Living Trust Agreement Dated March 3, 2020 by Quitclaim Deed from Kenneth Hass and Virginia Hass, husband and wife of record in Instrument No. 20200306-0025288 Register's Office for Davidson County, Tennessee, dated March 3, 2020 and recorded on March 6, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 144, as amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6200, Page 642, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, as re-recorded in Book 7393, Page 749, Book 7398, Page 907, Book 7398, Page 749, Book 7403, Page 563, Book 11404, Page 149 and amended and restated in Instrument No. 20060510-0054690, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7403, Page 568, as amended in Instrument No. 20080624-0064983, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6437, Page 852, as amended in Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **126 Hearthstone Manor Circle, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF JULY, 2024.

Kenneth N. Hass and Virginia A. Hass, Co-Trustees, Hass Family Revocable Living Trust Agreement Dated March 3, 2020

BY: _____
Kenneth N. Hass
Co-Trustee

BY: _____
Virginia A. Hass
Co-Trustee

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~WILLIAMSON~~ KANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH N. HASS, CO-TRUSTEE of KENNETH N. HASS AND VIRGINIA A. HASS, CO-TRUSTEES, HASS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 3, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of July, 2024.

_____
Notary Public
My Commission Expires: 12/01/2024
(SEAL)

OFFICIAL SEAL
ISMAIL SULO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/01/2024

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~WILLIAMSON~~ KANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA A. HASS, CO-TRUSTEE of KENNETH N. HASS AND VIRGINIA A. HASS, CO-TRUSTEES, HASS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 3, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of July, 2024.

_____
Notary Public
My Commission Expires: 12/01/2024
(SEAL)

OFFICIAL SEAL
ISMAIL SULO
NOTARY PUBLIC, STATE OF ILLINOIS
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RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206