Name and Address of New Owner:
Ronald Gunn
113 Drennan Lane
La Vergne, Tennessee 37086

Send Tax Bills To:
Ronald Gunn
113 Drennan Lane
La Vergne, Tennessee 37086

Karen Johnson Davidson County
Batch# 1166253 DEEDWARR
08/05/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240805-0059175

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 041 00 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Haehn**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronald Gunn, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc. dated May 29, 1980, as follows:

Beginning at a point in the Northerly margin of Old Hickory Boulevard and going North 21° 15' East through a monument (the Southeast corner of Lot 141, Delemere Subdivision, Section 6), and to monument being the Northeast corner of said Lot 141, 166 feet; thence with rear of Lots 139 and 138 of said Delemere Subdivision, South 86° 18' East approximately 160 feet; to the Northwest corner of the N.C. Trombla Property; thence with the Westerly line to Trombla's Property South 1° 30' West some 235 feet to the Northerly margin of Old Hickory Blvd; thence with the Northerly margin of the Boulevard to the point of beginning (approximately 237 feet), containing an area of an acre, more or less.

Included in the hereinabove description but expressly excluded from this conveyance is property described in Book 5914, Page 485, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas B. Haehn, an undivided 25% Interest, by Quit Claim Deed from Filippo A. Bonifacio, Jr, of record in Instrument No. 20200617-

0063160, in the Register's Office of Davidson County, Tennessee, dated May 27, 2020 and recorded on June 17, 2020.

Being the same property conveyed to Filippo A. Bonifacio, Jr, an undivided 25% Interest, by Warranty Deed from Thomas Haehn, unmarried, of record in Instrument No. 20190828-0086810, in the Register's Office of Davidson County, Tennessee, dated August 28, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Thomas Haehn, by Warranty Deed from Carl T. Hallbeck and Judith Hallbeck, of record in Instrument No. 20140106-0001266, in the Register's Office of Davidson County, Tennessee, dated December 23, 2013 and recorded on January 06, 2014.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of August, 2024.

Thomas Haehn (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared Thomas Haehn, 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 2nd day of August, 2024.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald Akin

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 2, 2024.

August 2, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 2 day of August, 2024

Notary Public:

My Commission Expires: 7.6.26