# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1180385 DEEDWARR
09/11/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20240911-0070117

File #24-PA-1705-P

(SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tanner Gage Salter and Savannah Betancourt** | **Legacy Home Loans, LLC DBA Steadfast Mortgage** | |
| (NAME) | (NAME) | |
| **1705 Northview Avenue** | **408 Highway 76** | **072 10 0A 002.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **White House, TN 37188** | |
| (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,

**ANDREW HAAG, A MARRIED MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**TANNER GAGE SALTER, AN UNMARRIED MAN, AND SAVANNAH BETANCOURT, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit(s) B as shown on Exhibit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated, Section 66-27-101, et seq., said Declaration of record in Instrument No. 20140401-0027043, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Haag, a single man, by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20180723-0071699, in the Register's Office of Davidson County, Tennessee, dated July 18, 2018 and recorded on July 23, 2018.

Andrew Haag has since married, this was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140401-0027043.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1705 Northview Avenue, Nashville, TN 37216**.

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 September, 2024.

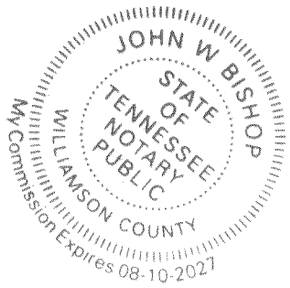
Andrew Haag

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2024, before me personally appeared Andrew Haag, 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 10th day of September, 2024.

Notary Signature
My commission expires:



## True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of September, 2024.

Affiant Signature
Date 9/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027