Name and Address of New Owner:
Peter Haslag, Alicia Santiago-Haslag, Sean Fidlow and Rachel Lenke
3611 Rainbow Pl
Nashville, TN 37204

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1182344 DEEDWARR
09/17/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240917-0071750

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: **083-04-0-073.00**

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, **Keith Trehy, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto**, Peter Haslag and Alicia Santiago-Haslag, husband and wife; Sean Fidlow and Rachel Lenke, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Resubdivision of Lots Nos. 11 and 12, Rosebank Park, as of record in Book 3842, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Keith Trehy, unmarried by Warranty Deed from Bobby G. Madison and wife, Dorothy M. Madison, dated November 6, 2014, of record in Instrument No. 20141112-0104548, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 2400 Pafford Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 **13th** day of September, 2024.

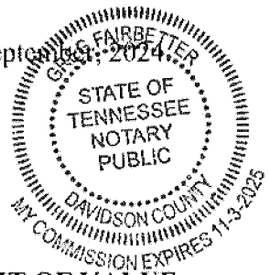
_____(SEAL)
Keith Trehy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **13th** day of September, 2024, before me personally appeared Keith Trehy, 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 **13th** day of September, 2024.

_____
Notary Signature
My commission expires: 11.3.2025



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 $775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this **13th** day of September, 2024.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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 **September 13, 2024**.

Date

Affiant Signature

September 13, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025