Karen Johnson Davidson County
Batch# 1183738 DEEDWARR
09/20/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240920-0072869

Name and Address of New Owner:
August Nelson and Sarah Nelson
115 Holly Forest
Nashville, TN 37221

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Legends Bank
310 North First St.
Clarksville, TN 37040

Map & Parcel:
142-08-0A-030-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Hastings and Anna Hastings, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **August Nelson and Sarah Nelson, husband and wife**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 30, on the plan of Phase I, Coronada, Town Home Condominiums, of record in Plat Book 4860, Page 26, a Horizontal Property Regime, to and established by the Master Deed of record in Book 4901, Page 679, as amended of record in Book 5202, Page 329, as amended of record in Book 5306, Page 241, as amended of record in Book 5522, Page 675, as amended of record in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the right and obligations of the Declarant and the Unit Owners, and the ByLaws of theAssociation of Owners.
>
> BEING the same property conveyed by Warranty Deed from Susan Diane Sloan, a single woman to Anna Hastings and Samuel Hastings, wife and husband, Tenancy By Entirety, recorded April 14, 2020, as Instrument No. 20200414-0038792 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as: 115 Holly Forest, Nashville, TN 37221

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 our hand this 18 day of September, 2024.

Samuel Hastings

Anna Hastings

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18 day of September, 2024, before me personally appeared Samuel Hastings and Anna Hastings, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 18 day of September, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00.

Affiant Signature

Subscribed and sown to before me, this the 19 day of September, 2024.

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

Notary Public
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 ____ day of September, 2024.

Affiant Signature
Date 9/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

