Karen Johnson Davidson County
Batch # 1189933 DEEDWARR
10/04/2024 12:09:23 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20241004-0077261

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TCH-24-1320

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $320,000

Affiant Signature
Subscribed and sworn to before me on this the 2nd Day of Oct , 2024.
Stephanie Woodall
Notary Public
My Commission expires 9 / 8 / 2025

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Crystal Joy Crain and Shomari Mason
1320 General George Patton Rd
Nashville, TN 27221

SEND TAX BILLS TO:
Crystal Joy Crain and Shomari Mason
1320 General George Patton Rd
Nashville, TN 27221

MAP AND PARCEL NUMBER: Tax ID #: 142090E10600CO

WARRANTY DEED

24NT01087

Effective the 2nd Day of October, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tye Christian Haas and Shannon Renae Haas, husband and wife

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Crystal Joy Crain, an unmarried woman, and Shomari J Mason, an unmarried man, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, her heirs and assigns, a certain tract or parcel of land in DAVIDSON, Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 1320, together with the Carport designated No. 1320-C, on the plan of River Plantation, Section Seven, according to the Master Deed of record in Book 6226, page 9, in the Register's Office for Davidson County,

THIS CONVEYANCE IS SUBJECT TO 1) Taxes for the year 2025 and thereafter, not yet due and payable 2) All matters hown on the Plan of record in Plat Book 5200, Page 705 and in Book 6392, Page 321, Register's Office for Davidson County, TN and any and all existing easements and restrictions as shown of record.

Tennessee, and more particularly described in Plat Book 5200, pages 705 and 706, and amended in Book 6392, Page 321, in the 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 Tye Christian Haas and Shannon Renae Haas, husband and wife from John A. Williams, Sr., unmarried, by Warranty Deed dated 05/13/2016 and recorded 05/24/2016 in Instrument No. 20160524-0051742, Register's Office of said County.

This is an improved property commonly known as: 1320 General George Patton Rd, 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 GRANTEES, his heirs and assigns, forever. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his heirs and assigns, against all 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 ~~hands~~ this the 2nd day of October, 2024

TYE CHRISTIAN HAAS

Shannon Renae Haas

SHANNON RENAE HAAS

State of IN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tye Christian Haas and Shannon Renae Haas,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Carol B Christian

Notary Public
My commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027