**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1196984 DEEDWARR
10/23/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241023-0082249

File No. EM-24-7826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason V. Haack | **New Owner** | |
| (NAME) | (NAME) | |
| 239 Rep. John Lewis Way North, 303 | **9181 Scenic Pine Drive** | 093-06-1B-303.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | **Parker, CO 80135** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ely Miles Anderson, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason V. Haack, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. K303, shown in The Kress Lofts Condominiums, a Horizontal Property regime established by Master Deed of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, Instrument No. 20070227-0024233 and Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, (corrected in Instrument No. 20080118-0006035) and Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site Plan attached as Exhibit B-5 to the aforementioned Master Deed.**

**Being the same property conveyed to Ely Miles Anderson, an unmarried man by Warranty Deed from Jeffrey Young, an unmarried man of record in Instrument No. 20220303-0024312 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 03, 2022.**

**This is property more commonly known as 239 Rep. John Lewis Way North, 303, Nashville, TN 37219.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 21st day of October, 2024.

Ely Miles Anderson by Joshua Hunter, Attorney-In-Fact

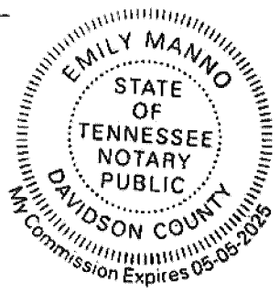
Ely Miles Anderson by Joshua
Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2024, before me personally appeared Ely Miles Anderson by Joshua Hunter, his Attorney-In-Fact, 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 21st day of October, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly Ray, 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 **10/21/2024**.

Date

Holly Ray

Affiant Signature

**10/21/2024**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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