WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1202403 DEEDWARR
11/06/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20241106-0086373

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Daniel Erik Haugen and Emily Franciskato	New Owner	114-8-C-58
(NAME)	(NAME)	
7277 Charlotte Pike Unit#248		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241690

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, **Dana Leigh Blakemore, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daniel Erik Haugen and Emily Franciskato, as joint tenants with full rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, described as follows, to wit:

Being Unit 55, on the Plan of West Park, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, and as further set out on a plan of West Park, Phase 2 of record as Instrument No. 200411112-0136248, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed (506-A) Unit #248.

BEING the same property conveyed Dana Leigh Blakemore from Gayle A. Johnson, as Trustee for the Johnson Family Living Trust, Dated 07/28/2005 by Warranty Deed dated 01/05/2015 and filed of record in Instrument No. 20150108-0002133, and corrected in Instrument No. 20150323-0024580, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the following:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association Inc. of record as Instrument No. 20041221-0151636 and as further amended by Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.

Overhang Easement appearing of record in Deed Book 6301, page 684, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 7277 Charlotte Pike Unit#248, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of November, 2024

Dana Leigh Blakemore

Dana Leigh Blakemore

STATE OF Kentucky)
County OF Jefferson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dana Leigh Blakemore, the within named bargainor, 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.

Witness my hand, at office, this 4th of November, 2024.

Notary Public
My Commission Expires: 8/21/2026

Michael J. Carter
Notary Public, ID KYNP55591
State at Large, Kentucky
My Commission Expires on Aug. 21, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/4/2024.

Affiant Signature

11/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY