Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-R-24-7321

Karen Johnson
Batch # 1202802
11/07/2024 03:13:15 PM
Fees: $18.00 Taxes: $1,073.00
Davidson County
DEEDWARR
3 pgs
20241107-0087044

Name and Address of New Owner:
Miranda Wilson
7321 Weston Way Drive, 6A
Nashville, Tennessee 37221

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, B25
Nashville, Tennessee 37206

Map & Parcel No: 142 10 0A 011.00

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, **Thomas Haehn, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Miranda Larae Wilson, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 6A on the Plan of HORIZONTAL PROPERTY REGIME, WESTON WAY, PHASE II, as shown on Exhibit "C" in the Master Deed for WESTON WAY CONDOMINIUMS, PHASE II, A HORIZONTAL PROPERTY REGIME pursuant to Tennessee Code Annotated Section 66-27-101, et, seq., of record in Book 5935, Page 676, as amended in Book 6370, Page 577 (Addition of New Units), Book 7517, Page 115, Book 8560, Page 34, Instrument Nos. 20130222-0018132 and 20210615-0080812, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of WESTON WAY CONDOMINIUMS, PHASE II, A HORIZONTAL PROPERTY REGIME contained in said Master Deed, the plat filed at Exhibit "C" to said Declaration appearing in Book 6360, Page 577 (Addition of New Units) and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made part hereof the same as though copied herein.

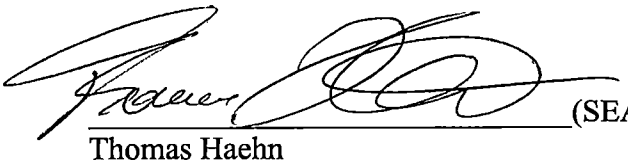
Being the same property conveyed to Thomas Haehn, by Quitclaim Deed from JP Investment Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20240816-0062846, in the Register's Office of Davidson County, Tennessee, dated August 15, 2024 and recorded on August 16, 2024.

Being the same property conveyed to JP Investment Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Carol Stringer, An Unmarried Woman, of record in Instrument No. 20200127-0009495, in the Register's Office of Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 4th day of November, 2024.



(SEAL)
Thomas Haehn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2024, before me personally appeared Thomas Haehn, 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 4th day of November, 2024.



Notary Signature
My commission expires: 5/9/26



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 $290,000.00, 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 4th day of November, 2024.

Notary Signature
My commission expires:

