RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-27060-24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224782 DEEDWARR
01/09/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,792.89
20250109-0001820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $754,835.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of Jan., 2025

NOTARY PUBLIC

My commission expires: 11/15/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison Roth 102 Luton Place Goodlettsville, TN 37072	Same address as new owner	018-00-0-098

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY FOUR THOUSAND EIGHT HUNDRED THIRTY FIVE AND 00/100 Dollars ($754,835.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES HASLAM AND KRISTI HASLAM, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HARRISON ROTH, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northwest corner of the property sold to Manning, et ux, by deed of record in Book 3506, page 577, Register's Office for said County; thence north 28°19'13" West, 297.23 feet to a point; thence North 03°41'55" East, 249.98 feet to a point, the southwest corner of the property retained by prior grantors; thence South 89°47'50" East, 173.80 feet to a point in the southerly boundary line of the property retained by previous grantors; thence South 62°30'20" East, 186.64 feet to a point in the southerly boundary; thence North 58°47'28" East, 140.79 feet to a point in said southerly boundary; thence North 75°30'19" East, 102.80 feet to a point in said boundary; thence South 37°19'16" East, 106.14 feet to a point; thence South 36°20'20" East, 211.36 feet to the southeast corner of the property herein conveyed; thence South 72°37'00" West, 413.10 feet, and crossing a public easement, dedicated by prior grantors, to the easterly boundary line of the property conveyed to Manning and his wife as aforesaid; thence North 39°01'32" West, 75 feet to a point in the southerly boundary of the property herein conveyed, then South 41°55'24" West, 273.41 feet to the point of beginning, containing 5.22 acres, more or less.

Said tract herein described and conveyed is subject to a permanent easement 50 feet in width, running from Hitt Lane in a generally northwesterly direction to the south boundary of the property retained by prior grantors; which easement is recorded in Instrument #20031027-0157809, and modified in Instrument #20110421-0030909, said Register's Office.

Being the same property conveyed to James Haslam and Kristi Haslam, husband and wife, from Thomas Herbert Luton and Dana Doster Luton, husband and wife, by Warranty Deed dated April 15, 2011 and recorded April 21, 2011 in Instrument #20110421-0030907, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 102 Luton Place, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of January, 2025

GRANTOR(S)

James Haslam

Kristi Haslam

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, a Notary Public, James Haslam and Kristi Haslam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of JAN, 2025.

Notary Public

Justin R. Jones, Notary Public

Printed Notary Name

My commission expires: March 28, 2026

JUSTIN R JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 3/28/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 1/3/25.

Affiant Signature – Joshua A. Terry

1/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/8/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27