Name and Address of New Owner:
Jeffrey Smith and Victoria Smith
907 South 13th Street
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1258197 DEEDWARR
04/11/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,755.65
20250411-0027580

Send Tax Bills To:
Rocket Mortgage
1050 Woodward Avenue
Detroit, Michigan 48226

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

Map & Parcel No: 094 01 0 249.00

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 B. Haehn**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Smith and Victoria Smith, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of the MABELLE SUBDIVISION, of record in Plat Book 547, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas B. Haehn, by Warranty Deed from Anthony Heath Rico, unmarried, and Timothy Douglas Storey, unmarried, of record in Instrument No. 20110803-0059488, in the Register's Office of Davidson County, Tennessee, dated July 29, 2011 and recorded on August 03, 2011.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of April, 2025.

(SEAL)
Thomas Haehn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2025, 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 8th day of April, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $474,500.00, 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 8th day of April, 2025.

Notary Signature
My commission expires:

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 8, 2025

April 10, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10th day of April, 2025.

Notary Public:

My Commission Expires: 7.6.26