Karen Johnson
Batch # 1258422
04/14/2025 10 19 08 AM
Fees $13 00 Taxes $12,358 00

Davidson County
DEEDWARR
2 pgs

20250414-0027896

Prepared by,
Record and Return To
Shapman and Rosenthal Title, Inc
[illegible] Blvd , Suite 130
[illegible]

WARRANTY DEED

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,340,000 00

KPTudorThomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS Katherine Pritchett Tudor-Thomas	SEND TAX BILLS TO New Owner	MAP-PARCEL NUMBERS
(NAME) 170 Haverford Dr	(NAME)	115-16-0-072 00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **John E. Hassenfeld, Trustee of The John E. Hassenfeld 2012 GST-Exempt Family Trust** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Katherine Pritchett Tudor-Thomas,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 19 on the Plan of West Meade Farms, Section 3 of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew B. Moraski and Amy Moraski, husband and wife by Warranty Deed from Range Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220823-0095156 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 23, 2022.

Being the same property conveyed to John E. Hassenfeld, Trustee of the John E. Hassenfeld 2012 GST-Exempt Family Trust by Warranty Deed from Matthew B. Moraski and Amy Moraski, husband and wife of record in Instrument No. 20231219-0097654 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 19, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved X property, known as 170 Haverford Dr Nashville, TN 37205
(House Number) (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 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 hand this 9th day of April, 2025.

John E. Hassenfeld, Trustee of the John E. Hassenfeld 2012 GST-Exempt Family Trust

John Hassenfeld - Trustee

By: John E. Hassenfeld, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **John E. Hassenfeld, Trustee of the John E. Hassenfeld 2012 GST-Exempt Family Trust**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of April, 2025

Notary Public

My Commission Expires: 3.6.2029

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON