WARRANTY DEED

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

LB-JP-25-0MORENA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Legacy Landmark, LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-03-0-182 00**
5115 Maryland Way, Suite 111		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS HAEHN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY LANDMARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No 32 and that part of Lot No 33 not taken up by the Right of way of Tennessee Central Railway, Plan of Subdivision of Lot No 3, Harding Lytle Tract, of record in Book 547, Page 72, Register's Office for Davidson County, Tennessee

Said Lot No 32 Fronts 50 feet on the North side of Morena Street, and runs back, between parallel lines, 161 6 feet to an alley on which it measures 47 feet.

Said part of Lot No 33 fronts 20.5 feet, more or less, on the North side of Morena Street and runs back on its West line, with the East line of Lot 32, and on its East line with a curved line along the Railroad Right of way to said Right of way

Being the same property conveyed to Thomas Haehn by Warranty Deed from Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No 20250311-0018140 Register's Office for Davidson County, Tennessee, dated March 07, 2025 and recorded on March 11, 2025

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 72, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20190820-0083142, in the Register's Office for Davidson County, Tennessee
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T C A 65-6-109 or similar statute

- Subject to rights of others in and to the common areas and/or elements
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2200 Morena St, Nashville, Tennessee 37208**

Karen Johnson
Batch # 1276310
05/22/2025 10 47 58 AM
Fees $13 00 Taxes $547 60

Davidson County
DEEDWARR
2 pgs

20250522-0040328

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MAY, 2025

Thomas Haehn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS HAEHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212