Name and Address of New Owner:
Brian Eason and Tracy Grissom
445 London Court
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1281440 DEEDWARR
06/04/2025 11 42 10 AM 3 pgs
Fees $18 00 Taxes $1,668 70
20250604-0043904

Send Tax Bills To:
Flagstar Bank, N.A.
5151 Corporate Dr.
Troy, MI 48098-2639

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

Map & Parcel No: 149 02 0D 018.00

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 **Bryan Eason, unmarried, and Tracy Grissom, unmarried, as tenants in common with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 18 on the plan of PICCADILLY SUBDIVISION, SECTION 4, of record in Plat Book 6900, Page 481, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Haehn, an unmarried man, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20250123-0005368, in the Register's Office of Davidson County, Tennessee, dated January 21, 2025 and recorded on January 23, 2025.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Rose Marie Wilkerson, unmarried, Anthony Wilkerson, II, unmarried, and AntaNeisha Wilkerson, unmarried, of record in Instrument No. 20241127-0093028, in the Register's Office of Davidson County, Tennessee, dated November 20, 2024 and recorded on November 27, 2024.

Being the same property conveyed to Anthony G. Wilkerson, married, by Warranty Deed from Butler Builders, LLC, of record in Book 9947, Page 116, in the Register's Office of Davidson County, Tennessee, dated January 31, 1996 and recorded on February 14,

1996. The said Anthony G. Wilkerson having died intestate on or about January 9, 2024 with his interest is said property being divided equally among the heirs as set out in Affidavit of Heirship of record in Instrument No. 20241127-0093026, and Instrument No. 20241127-0093027, said Register's office.

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 30th day of May, 2025.

Thomas Haehn by Christina Marie Teeple, Attorney In Fact (SEAL)
Thomas Haehn by Christina Marie Teeple,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christina Marie Teeple, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the Attorney-in-fact for Thomas Haehn, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas Haehn, the bargainor, by the said Christina Marie Teeple, as Attorney-in-Fact

Witness my hand, at office, this 30th day of May, 2025.

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

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 $451,000.00, 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 30th day of May, 2025.

Notary Signature
My commission expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TITLE #: SM-RIR-25-445