Name and Address of New Owner:
Thomas Haehn
503 Broadmoor Drive
Nashville, Tennessee 37216

Send Tax Bills To:
Thomas Haehn
503 Broadmoor Drive
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 1337105 DEEDWARR
10/22/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20251022-0084042

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

Map & Parcel No: 083 07 0 355.00

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, as to a fifty percent (50%) undivided interest, and Christina Teeple, as to a fifty percent (50%) undivided interest, as single persons**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Haehn, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the map entitled the plan of RIVERSIDE Subdivision, of record in Plat Book 4660, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Haehn, as to a fifty percent (50%) undivided interest, and Christina Teeple, as to a fifty percent (50%) undivided interest, by Quitclaim Deed from Thomas Haehn, Unmarried, of record in Instrument No. 20151005-0101265, in the Register's Office of Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015.

Being the same property conveyed to Thomas Haehn, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, of record in Instrument No. 20150331-0027456, in the Register's Office of Davidson County, Tennessee, dated March 24, 2015 and recorded on March 31, 2015.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 20th day of October, 2025.

(SEAL)
Christina Teeple

(SEAL)
Thomas Haehn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2025, before me personally appeared Christina Teeple and Thomas Haehn, to me known to be the persons described in and whom executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 20th day of October, 2025.

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

Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

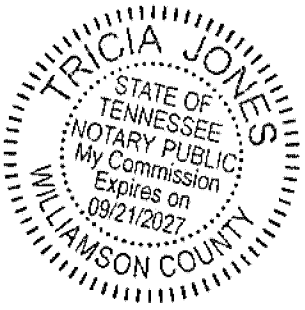
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,500.00, 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 20th day of October, 2025.

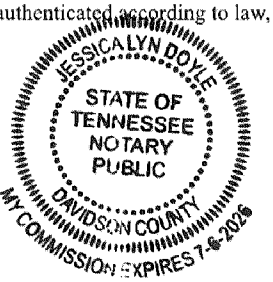
Notary Signature
My commission expires: 9-21-27



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 October 20, 2025.

Octcober 21, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 21 day of Octobber, 2025.

Notary Public:

My Commission Expires: 7.6.26