Karen Johnson Davidson County
Batch# 1340758 DEEDWARR
10/31/2025 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $3,368.85
20251031-0086833

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38899	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $910,500.00. Affiant Subscribed and sworn to before me this 30th day of October, 2025. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Haile 1912 Warfield Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 131010B13400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christina Anderson Waller ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Shawn Haile, married ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 14 Redbud Drive, Nashville, TN 37215 and not the residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2025.

GRANTOR:

Christina Anderson Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christina Anderson Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

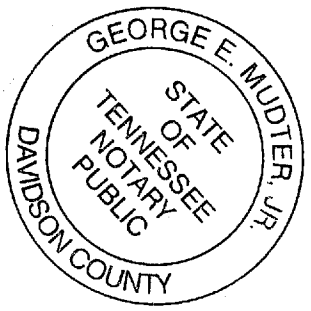


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 14, as shown on the Map entitled Redbud, a Planned Residential Development, of record in Plat Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christina Anderson Waller, married by deed dated January 25, 2023 from Linda Blackie, unmarried of record in Instrument No. 20230126-0005947, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20231018-0081591, Register's Office for Davidson County, Tennessee, to reflect Christina Anderson Waller, unmarried.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 4675, Page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, Page 846 and Book 5003, page 925, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Redbud Subdivision, of record in Book 4845, Page 935, amended and restated in Instrument No. 20160218-0015563, as amended in Instrument No. 20241121-0091173, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/30/25 (date of document).

Affiant Signature

10/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

