Karen Johnson Davidson County
Batch# 1342087 DEEDWARR
11/04/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20251104-0088008

8690

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Byron Haitas, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marianne J. Dobrovolny, unmarried** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 32 of Block "1" on the Plan of Cherokee Park, Section 3, as shown on plat of record in Book 843, pages 2 & 3, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Byron Haitas by Warranty Deed from Michael Alan Harper, an unmarried man of record in Instrument No. 20080529-0054569, Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 29, 2008. The Grantor is married; however, the subject property has not been the residence of the Grantor nor Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 202 Cherokee Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Marianne J. Dobrovolny
202 Cherokee Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
103-12-0-063.00

WITNESS THE EXECUTION HEREOF this 4th day of November, 2025.

Byron Haitas by Antoinette Haitas, Attorney in Fact

Byron Haitas by Antoinette Haitas, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 4th day of November, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Antoinette Haitas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Byron Haitas, acknowledged that such person executed the same as the free act and deed of Byron Haitas pursuant to the Power of Attorney recorded in Instrument No. _____ - 202511040088007, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 799,900.00.**

Affiant

Sworn and subscribed before me on this the 4th day of November, 2025.

Notary Public

My Commission Expires: _____

SHANNON PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Certificate of Authenticity

I, Anthony N. Greco, 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 the 4 day of November, 2025

11-4-2025

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 4 day of November, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires: JULY 17, 2027