Karen Johnson Davidson County
Batch# 1347574 DEEDWARR
11/18/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251118-0091773

Name and Address of New Owner:
Christina Teeple
PO Box 160945
Nashville, Tennessee 37216
Send Tax Bills To:
Christina Teeple
PO Box 160945
Nashville, Tennessee 37216
This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 061 02 0 084.00

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**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christina Teeple, Unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 256, as shown on the map entitled SECTION 7 GRA-MAR ACRES of record in Plat Book 2331, Page 80, 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, by Warranty Deed from James Anderson Drake, III, married, of record in Instrument No. 20180713-0068488, in the Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 13, 2018.

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 30th day of October, 2025.

(SEAL)
Thomas Haehn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th of October, 2025, before me personally appeared Thomas Haehn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th 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 $475,000.00, 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 October, 2025.

Notary Signature
My commission expires: 9-21-27

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

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

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.

November 11, 2025

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 11th day of November, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026