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

Karen Johnson Davidson County
Batch# 1485343 DEEDWARR
10/16/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20261016-0095209

39-B
File #26-1281

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 **Matthew Haitas, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walker P. Whitehead, a single man**, 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:**

Land in Davidson County, Tennessee, being cottage Unit No. 517A of 517 Acklen Cottages, a Horizontal Property Regime with Private Elements, along with the respective Limited Private Area and Open Space as shown on Exhibit "B" on the Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20140112-0012551 and corrected in Instrument No. 20261008-0092674, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Matthew Haitas by Warranty Deed from U. Grant Browning, married of record in Instrument No. 20090828-0081135 Register's Office for Davidson County, Tennessee, dated August 25, 2009 and recorded on August 28, 2009.

Being a portion of the same property conveyed to Acklen Park Drive Cottages, LLC, its successors and assigns by Quitclaim Deed from Matthew Haitas of record in Instrument No. 20140212-0012496 Register's Office for Davidson County, Tennessee, dated February 08, 2014 and recorded on February 12, 2014.

Being a portion of the same property conveyed to Matthew Haitas by Quitclaim Deed from Acklen Park Drive Cottages, LLC of record in Instrument No. 20150430-0038911 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 30, 2015. The Grantor is married; however, the Grantor nor the Grantors spouse or issue have lived in the subject property.

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: 517 A Acklen Park Drive, 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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Walker P. Whitehead **517 A Acklen Park Drive** **Nashville, TN 37205**	Xpert Home Lending, INC 100 highpoint Park Way Ste 202 Braselton, GA 30517	**104-05-0J-001.00**

WITNESS THE EXECUTION HEREOF this 5th day of October, 2026.

Matthew Haitas

State of Tennessee)
County of Davidson)

On this 5th day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Haitas, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

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

State of Tennessee)
County of ~~Davidson~~) Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 610,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of October, 2026.

Notary Public

My Commission Expires: 12/1/29

KATHRYN NEMETH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Rafoth, 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 15, 2026
Date

Affiant Signature

10/15/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 15th day of October, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

