Karen Johnson Davidson County
Batch# 258309 DEEDWARR
07/17/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20190717-0070053

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET
LEWISBURG, TN 37091
931/359-6238

For Property Assessment:
091-07-0 Parcel 439.00
Davidson County, TN Assessor of Property
Property Address: 5309B Michigan Avenue, Nashville, TN 37209-2047

WARRANTY DEED FROM: **STEPHEN HAY AND CARRIE HAY, HUSBAND AND WIFE**

TO: **STEPHANIE KINDLY MYERS, AN UNMARRIED WOMAN AND BURGESS H. YONTS, AN UNMARRIED MAN**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, we, the undersigned, **STEPHEN HAY AND CARRIE HAY, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby sell, transfer and convey unto **STEPHANIE KINDLY MYERS, AN UNMARRIED WOMAN AND BURGESS H. YONTS, AN UNMARRIED MAN,** their heirs and assigns in fee simple, all our right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Lot No. 1220 of Block 179, on No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Hay and Carrie Hay, husband and wife, from MAD-SHU Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated February 28, 2017, and recorded March 3, 2017, in Instrument#20170303-0021259, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Any existing easement for roads, rights of way and utilities which may affect the property.**
2. **All matters expressed, implied or noted on the No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, Register's Office of Davidson County, Tennessee.**

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ST CH

WITNESS our hands this 15th day of July, 2019.

STEPHEN HAY

CARRIE HAY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **STEPHEN HAY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2019.

NOTARY PUBLIC My Commission expires 10/25/2022.

SHELLEY MOOS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **CARRIE HAY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2019.

NOTARY PUBLIC My Commission expires 10/25/2022.

SHELLEY MOOS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is $ 559,000.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2019.

NOTARY PUBLIC My Commission expires 10/25/2022.

SHELLEY MOOS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Owners and/or persons responsible for payment of real property taxes:
Stephanie Myers
Harrison Yonts
5309B Michigan Avenue
Nashville, TN 37209

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

