Karen Johnson Davidson County
Batch# 320156 DEEDWARR
11/26/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20191126-0122204

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of November, 2019

Notary Public

Commission Expires: 9/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katherine Bates 607 Hadley Avenue Old Hickory, TN 37138	New Owner	044-11-0-102.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donald O. Tyree and wife, Linda K. Tyree

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Bates, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Village of Old Hickory, Section A of record in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 57 feet on the Easterly side of Hadley Avenue and extends back 106 feet on the Northerly line and 105.9 feet on the Southerly line, to a line in the rear on which it measures 57 feet.

Being the same property conveyed to James E. Mayhugh and wife, Marie T. Mayhugh by Warranty Deed from Thelma Joyner Allison, a widow of record in Book 4375, Page 732, Register's Office for Davidson County, Tennessee, dated October 28, 1969 and recorded on October 29, 1969. (Value or consideration shown in aforementioned deed $11,000.00.)
James E. Mayhugh died August 13, 1993, leaving Marie T. Mayhugh surviving tenant by the entirety.
Being the same property conveyed to Walter O. Tyree and wife, Elizabeth L. Tyree by Deed from Marie T. Mayhugh of record in Instrument No. 20031030-0159772, Register's Office for Davidson County, Tennessee, dated September 15, 2002 and recorded on October 30, 2003.
Being the same property conveyed to Marie T. Mayhugh, Walter O. Tyree and wife, Elizabeth L. Tyree, as joint tenants with rights of survivorship by Deed Creating Joint Tenancy with Right of Survivorship from Walter O. Tyree and wife, Elizabeth L. Tyree of record in Instrument No. 20040623-0074346, Register's Office for Davidson County, Tennessee, dated June 21, 2004 and recorded on June 23, 2004 and Deed of Correction recorded on June 30, 20004 in Instrument Number 20040630-0077850, Register's Office for Davidson County, Tennessee.

Marie T. Mayhugh a/k/a Marie Mayhugh died on September 16, 2004.

Walter O. Tyree died on November 25, 2013.

Elizabeth L. Tyree died on October 9, 2018 leaving Louann Marie Tyree and Donald Olyn Tyree as her sole heirs at law and Affidavit of Heirship of recorded on December 05, 2018 as Instrument Number 20181205-0118717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald O. Tyree and wife, Linda K. Tyree by Quitclaim Deed from Louann M. Tyree, unmarried of record in Instrument No. 20181206-0118957, Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on December 06, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 607 Hadley Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of November, 2019.

Donald O. Tyree

Donald O. Tyree

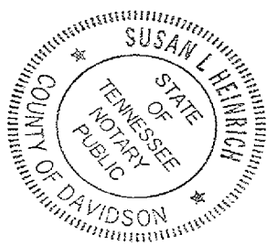
Linda K. Tyree

Linda K. Tyree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald O. Tyree and Linda K. Tyree** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of November, 2019.



Notary Public
My Commission Expires: 4/6/23

(Notary Seal)

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020