FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **299,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/09/2020** Notary Public MY COMMISSION EXPIRES: 3/7/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 387736 DEEDWARR
04/17/2020 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200417-0040626

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2746

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Hayes and Debra D. Hayes	**Quicken Loans**	**075-11-0A-113.00**
(NAME) **4237 Rachel Donelson Pass**	(NAME) **1050 Woodward Ave.**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sandra Y. Legler and Eugene Legler, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John F. Hayes and Debra D. Hayes, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 123, on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Y. Legler and husband, Eugene Legler by Warranty Deed from Frank Batson Homes, Inc. recorded on 12/05/03 in instrument #20031205-0175095 in the Register's office of Davidson County, Tennessee

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4237 Rachel Donelson Pass, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **April, 2020**.

Sandra Y. Legler

Eugene Legler

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sandra Y. Legler and Eugene Legler**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **9th** day of **April, 2020**.

NOTARY PUBLIC

My Commission Expires: 10/26/2020

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Nick Harris, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY