THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 443211 DEEDWARR
07/23/2020 12:36:13 PM 3 pgs
Fees: $18.00 Taxes: $2,292.89
20200723-0081185

ADDRESS NEW OWNER
Leah Christine Hayes
512 S. 14th Street
Nashville, TN 37212

SEND TAX BILLS TO
new owner

MAP/PARCEL
094-01-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EAMONN M. QUINN AND SARAH QUINN, HUSBAND AND WIFE** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LEAH CHRISTINE HAYES,** Single Woman ("Grantee" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 109, as shown on the map entitled Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 109 fronts 38 feet on the westerly side of South 14th Street and runs back 158 feet, more or less, on the northerly line and 158.2 feet on the southerly line, to an alley in the rear measuring 38 feet thereon.

Being the same property conveyed to EAMMON M. QUINN AND SARAH QUINN, HUSBAND AND WIFE, by deed from SPRING CREEK INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20161020-0110883, dated October 14, 2016, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20040726-0088759, said Register's Office.

This is improved property known as: 512 S. 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and

assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTOR has hereunto set his hands as of this 16th day of July, 2020.

EAMONN M. QUINN

SARAH QUINN

STATE OF COLORADO)
COUNTY OF DOUGLAS.)

Before me, PAULA MULLINAX, a Notary Public of the State and County aforesaid, personally appeared EAMONN M. QUINN AND SARAH QUINN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at DOUGLAS County, TN, this 16th day of July, 2020.

Notary Public

My Commission Expires: 01/11/2023

PAULA MULLINAX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104059698
My Commission Expires January 11, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$619,700.00.**

Dawn Martin

Sworn to and subscribed before me this 20th day of July, 2020.

Brian D. Mitchell

Notary Public

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-SB-V1652