This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 490677 DEEDWARR
10/06/2020 03:57:53 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20201006-0115979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
PHILLIP DANIEL HAYES	NEW OWNER	16300001000
4128 LELAND LANE		
NASHVILLE, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN J. CZERNOCZKY AND GABRIELA GEICULESCU, HUSBAND AND WIFE,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **PHILLIP DANIEL HAYES, A MARRIED MAN,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1: BEING IN THE 2ND CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 27 OF SHIELDS ANTIOCH LANDS, A PLAN OF SAID LANDS BEING OF RECORD IN PLAT BOOK 57, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 27 FRONTS 100 FEET ON OTTENVILLE AVENUE, AND RUNNING BACK 178 FEET. SAID LOT NO. 27 IS BOUNDED ON EAST SIDE BY DAVE RUCKER AND ON THE WEST SIDE BY CORA TAYLOR.

TRACT II: LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 OF THE SHIELDS ANTIOCH PLAN OF LANDS RECORDED IN BOOK 334, PAGE 568, NOTE BOOK 21, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,. SAID LOT NO. 28 FRONTS 100 FEET ON OTTENVILLE AVENUE, AND RUNNING BACK 178 FEET, AND BOUNDED AS FOLLOWS: ON THE SOUTH BY OTTENVILLE AVENUE; ON THE EAST BY PEARL TAYLOR; ON THE NORTH BY MORTON ROAD; AND ON THE WEST BY DAVIDSON COUNTY SCHOOL LAND.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. CZERNOCZKY AND GABRIELA GEICULESCU BY SPECIAL WARRANTY DEED DATED JANUARY 29, 2009, FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MBS HEAT 2004-5, BY ITS DULY AUTHORIZED ATTORNEY IN FACT

WELLS FARGO BANK N.A. OF RECORD IN INSTRUMENT NO. 20090209-0010988, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4725 OTTENVILLE AVENUE, ANTIOCH, TN 37013

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 5TH day of ~~SEPTEMBER~~ October, 2020. GG JC

JOHN J. CZERNOCZKY

GABRIELA GEICULESCU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN J. CZERNOCZKY AND GABRIELA GEICULESCU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 5TH day of ~~SEPTEMBER~~ October, 2020 GG JC

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON