THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829430

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $879,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2020.

Notary Public
My Commission Expires: May 9, 2023

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 493792 DEEDWARR
10/12/2020 09:46:58 AM 2 pgs
Fees: $13.00 Taxes: $3,255.63

20201012-0118101

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Hays, Sr. and Karee Hays	New Owner	Tax Parcel ID No.
1023 Belvidere Drive		131 04 0 130.00
Nashville TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lacey Newman, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Hays, Sr. and Karee Hays, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 6, 7, 8, and 9 in Block 16 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of Belvidere Drive in the Northerly line of Lot No. 6, said iron pin being located 25 feet Westerly of the Northwesterly corner of lot No. 7; thence South 8 degrees West 170 feet 4 inches, cutting across the rear portions of Lots Nos. 7, 8 and 9, to an iron pin in the Southerly margin of Lot No. 9, said iron pin being located 55 feel Westerly of the Southeasterly corner of Lot No. 9; thence South 89 degrees 35 minutes West 55 feet, along the Southerly line of Lot No. 9, to an iron pin in the Southwesterly corner of Lot No. 9; thence North 32 degrees 59 minutes East 25 feet, along the Westerly line of Lot No. 9 to an iron pin in the Southeasterly corner of Lot No. 6; thence North 86 degrees 5 minutes West 29 feet 8 inches, along the Southerly line of Lot No. 6, to an iron pin in the Southwesterly corner of Lot No. 6; thence North 3 degrees 55 minutes East 149 feet 2 inches, along the Westerly line of Lot No. 6, to an iron pin at the Northwesterly corner of Lot No. 6 and in the Southerly margin of Belvidere Drive; thence South 88 degrees 25 minutes East 85 feet, along the Southerly margin of Belvidere Drive to the beginning.

Being the same property conveyed to Lacey Newman, by Quitclaim Deed from Clint Edwin Newman, of record in Instrument No. 20141120-0106999, in the Register's Office of Davidson County, Tennessee, dated November 15, 2014 and recorded on November 20, 2014. And also Final Decree of Divorce entered on October 28, 2014, Case Number 14D-1737.

Being the same property conveyed to Lacey Newman, married, by Warranty Deed from Riley McAndrews and Julia McAndrews, husband and wife, of record in Instrument No. 20141002-0091357, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014 and recorded on October 02, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Park, as recorded in Plat Book 843, Page(s) 29.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3924, Page 502.

This is improved property located at 1023 Belvidere Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2020.

Lacey Newman

Lacey Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lacey Newman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2020.

Notary Public

My Commission Expires: _____

