This Instrument Prepared By:
PARKER T. BROWN, ESQ.
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 531382 **DEEDWARR**
12/11/2020 03:03:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201211-0145882

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
NAN M. MICKLE HAYDEN , Trustee		
MICKLE HAYDEN REVOCABLE TRUST dated November 24, 2020	SAME	092-05-0-075.00
3505 Geneva Circle		
Nashville, Tennessee 37209-2524		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Nan M Mickle Hayden
NAN M. MICKLE HAYDEN

Sworn to and subscribed before me this DECEMBER 7, 2020.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, NAN MICKLE-HAYDEN, a widow and sole owner of this subject property, as my husband, MARION L. HAYDEN, has predeceased me, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in the Davidson County, Tennessee, to NAN M. MICKLE HAYDEN, TRUSTEE of the MICKLE HAYDEN REVOCABLE TRUST, dated November 24, 2020, and any amendments thereto, being more particularly described as follows:

Lot No. 122 on the Plan of College Hill, Section V, as of record in Book 2900, Page 42, Register's Office for Davidson County, Tennessee.

Said lot no. 122 fronts 98 feet on the southerly side of Geneva Circle and runs back 210.2 feet on the easterly line and 212.5 feet on the westerly line to a dead line, which is a broken line on which it measures 173 feet.

Being the same property conveyed to NAN MICKLE-HAYDEN and husband, MARION L. HAYDEN, by JOAN M. WILLIAMS, a widow, by Warranty Deed of record in Book 9471, Page 470, Register's Office for Davidson County, Tennessee.

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 the public utilities that appear in the appropriate public record.

The foregoing description is taken from the prior deed of 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 and assigns forever; and we do 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 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.

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.

This is improved property known as: 3505 Geneva Circle, Nashville, Tennessee 37209-2524.

WITNESS MY HAND this December 7, , 2020.

Nan M Mickle Hayden
NAN MICKLE HAYDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this DECEMBER 7, 2020.

NOTARY PUBLIC

My Commission Expires: 7/7/2021

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021