WARRANTY DEED

Karen Johnson Davidson County
Batch# 566146 DEEDWARR
02/02/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210202-0015024

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan W. & Katelyn Haynes	Primary Residential Mortgage, Inc.	
(NAME)	(NAME)	
2309 Ridgeland Drive	1480 North 2200 West	073 11 0 035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Jo Boyette, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jordan W. Haynes and Katelyn Haynes, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 405 on the Plan of Sunset View Subdivision, Section 5, of record in Plat Book 2854, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wilburn Boyette and wife, Jo A. Boyette by Warranty Deed from Matthew W. Phelps, unmarried, dated 06/21/2005 and recorded 06/13/2007, of record in Instrument 200706130070797, Register's Office for Davidson County, Tennessee.

The said Wilburn Boyette died on 05/13/2020, leaving the said Jo A. Boyette the sole surviving tenant by the entirety.
Jo Boyette and Jo A. Boyette are one in the same person.

All matters shown on the plat of record in Plat Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee.

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.

This is improved ☒ 2309 Ridgeland Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 29th day of January, 2021.

Jo Boyette

Jo Boyette

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Boyette, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January, 2021.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202102020015024

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

