Karen Johnson Davidson County
Batch# 583521 DEEDWARR
03/03/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20210303-0027647

Prepared by and Return to:
Hywater Title
1808 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

SHARON RICHARDSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Affiant

Subscribed and Sworn before me this 1st day of March, 2021.

Notary Public
My commission expires: 3-17-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Edubina Arce Mora 4702 Trousadle Drive Nashville TN 37220	The same	163-00-0-441.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip D. Hayes, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edubina Arce Mora, unmarried woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 10.00 on Davidson County Property Map 163—00, also being Lot 27 of the Shields Antioch Plan of Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the northerly right—of—way of Ottenville Avenue (40' Right-of—Way), being the southwest corner of the property conveyed to Nicole Arnold and Tiffany Arnold of record in Instrument No. 20180906—0088583, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described property; Thence, following the northerly right-of-way of Ottenville Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (New), being the southeast corner of Lot 28 of the Shields Antioch Plan of Lands of record in Plat Book 57. Page 111, Register's Office for Davidson County, Tennessee; Thence, leaving Ottenville Avenue and following the easterly boundary of said Lot 28, North 07 Degrees 37 Minutes 32 Seconds East, 177.96 Feet to an Iron Rod (New) on the southerly right-of-way of Moss Road (50' Right—of—way), being the northeast corner of said Lot 28; Thence, following the southerly right-of—way of Moss Road, South 82 Degrees 23 Minutes, 09 Seconds East, 100.00 Feet to an iron Rod (New), being the northwest corner of the aforementioned Arnold property; Thence, following the westerly boundary of said Arnold property, South 07 Degrees 37 Minutes 32 Seconds West, 178.02 Feet to the Point of Beginning. Containing 17,799 square feet or 0.41 acres.

Being part of the same property conveyed to Phillip Daniel Hayes, a married man by deed from John J. Czernoczky and Gabrela Geiculescu, husband and wife, of record in Instrument No. 20201006-0115979, Dated 10/05/2020, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Phillip Daniel Hayes by Quitclaim Deed from Phillip Daniel Hayes, dated01/19/2021, Recorded 02/03/2021, Instrument No. 20210203-0015820, Register's Office for Davison County, Tennessee.

I certify by my signature that this property has been used for investment purpose only and has never been the marital residence of the grantor

This is unimproved property known as 4927 Ottenville Avenue Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of March, 2021

Phillip D. Hayes

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Phillip D. Hayes, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 1st day of March, 2021.

Notary Signature

My commission expires: 09/10/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021