Karen Johnson Davidson County
Batch# 586195 DEEDWARR
03/05/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210305-0029623

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 12, 2024

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.
Agent
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of February, 2021.
Emily M. Dudley
NOTARY PUBLIC
My commission expires: 09-02-2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patrick W. Hayes, Jennifer Hayes and William Hayes, Jr. (NAME)	First Bank (NAME)	50-15-213.00
337 Oakview Drive (ADDRESS)	1817 West End Ave (ADDRESS)	
Nashville, TN 37207	Nashville TN 37203.	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Connie Ferguson, Administrator of the Estate of Frances Louise Phelps, deceased,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Patrick W. Hayes and Jennifer Hayes, husband and wife and William Hayes, Jr. , a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 49 on the Plan of Sky View Subdivision as of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee, and being one and the same property described in that one certain Quitclaim Deed dated June 4, 1984, and recorded in Book 11611, page 684 of the said Davidson County Register's Office.

Being the same property conveyed to Frances Louise Phelps by Deed from Ronald Wayne Phelps dated October 25, 2011 of Record in Instrument Number 20140228-0017408, Register's Office for Davidson County, Tennessee. The Frances Louise Phelps having since died and her estate being administrated under Probate File 19P2125 and order dated 2/8/2021 authorizes sale of said property.

This property is __unimproved _X_improved property known as: 337 Oakview Drive, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of February, 2021.

Estate of Frances Louise Phelps

BY: Connie Ferguson Administrator

Connie Ferguson, Administrator

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 Connie Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Adminstrator of the Estate of Frances Louise Phelps, and in her capacity as such Administrator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

