Karen Johnson Davidson County
Batch# 595374 DEEDWARR
03/18/2021 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $984.20
20210318-0036349

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Michael Todd Affiant

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF MARCH, 2021.

Ashlee D Page

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Land and Lumber Properties LLC	SEND TAX BILLS TO: Land and Lumber Properties LLC	MAP-PARCEL NUMBERS
(NAME) 2222 Bowman Road	(NAME) 2222 Bowman Road	14714016600
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbel Chambalu, married, and Evangelie Litsa Hayes, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Land and Lumber Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 431 plan of Candlestick Farms, Section 4, as of record in Book 3600, Page 71 amended in Book 3822, Page 71, Register's Office for said County. Said Lot 431 fronts 81 feet on the northeasterly margin of Candlestick Drive and runs back between lines 193.8 feet on the northwesterly line and 165.6 feet on the southeasterly line to a broken line at the rear measuring 121.4 feet thereon.

Being the same property conveyed to Evangelie Lista Hayes and Barbel Chambalu, by virtue of that certain Quit Claim Deed dated June 22, 2020, and being of record at Instrument No. 20200622-0066968 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Estate of Inge Beck by Court Order, Davidson County Seventh Circuit Court, In RE: Estate of Bernhard Beck, Docket No. 20P-703, of record in Instrument No. 20200622-0066967, Register's Office for Davidson County, Tennessee.

Evangelie Litsa Hayes is one and the same, and previously erroneously referred to as, Evangelie Lista Hayes. The above described property has not been the primary residence of either of the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3600, Page 71 and amended in Book 3822, Page 71, Deed Restrictions recorded at Book 3811, Page 978 and Book 3822, Page 75 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 694 Candlestick Dr. Nashville, TN 37211
(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 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 said 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.

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

03-01-21

Evangelie Litsa Hayes

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, Evangelie Litsa Hayes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mödling, am 10. Feb. 2021

Witness my hand this 10 day of February, 2021.

Barbel Chambalu

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbel Chambalu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of February, 2021.

Notary Public
My Commission Expires: _____

Gebühr € 14,40
entrichtet

Apostille

(Convention de la Haye du 5 octobre 1961)

1. Land: ÖSTERREICH
Pays:

Diese öffentliche Urkunde / Le présent document officiel

2. ist unterzeichnet von / a été signé par: Mag. Gregor Fellmann

3. in seiner Eigenschaft als / agissant en qualité de: öffentlicher Notar

4. Ist versehen mit dem Siegel/Stempel des (der) / Le sceau/timbre qui y figure est celui de: Notars

Bestätigt / Ainsi fait

5. in / à (lieu): Wiener Neustadt
6. am / le (date): 11. FEB. 2021
7. durch / par (autorité d'attestation): Präsidium des Landesgerichtes
8. unter Zl. / sous N°: Jv 494/21d-25 du registre
9. Siegel / Stempel / Sceau ou timbre
10. Unterschrift / Signature

PRÄSIDIUM DES LANDESGERICHTES WR. NEUSTADT

i. A. DplRpfl.ADir. Elisabeth Birnbauer

Mag. Gregor FELLMANN
RECHTSANWALT
2340 Mödling, NÖ
REPUBLIK ÖSTERREICH

202103180036349

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022