Karen Johnson Davidson County
Batch# 632965 DEEDWARR
05/11/2021 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210511-0063137

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

RACHELLE ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00

Affiant

Subscribed and Sworn before me this 29th day of April , 2021.

Notary Public
My commission expires: **05/25/2022**

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Shelvy Huffman 5282 Lickton Pike, Goodlettsville, TN 37072	The same	023-00-0-063

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 Hayes, a married man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shelvy M Huffman, II, Married Man and Sandra Huffman, Married Woman,** "the Grantee," the following described real estate in Davidson, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

A tract of land in the 10th Civil District of Davidson County, State of Tennessee, being a part of Lot No. 5 on the Plan of the Partition of the Land of John Cummings, deceased, described according to a loan survey made by TR. , Sanford, Surveyor, dated July 2, 1956, as follows:

Beginning at a point in the center of Lickton Pike, said point being located North 38 deg. West 372 feet from the Northeast comer of the property conveyed to Fred True and wife, Frances True, by deed from J.B. True, as of record in Book 1338, Page 388, Register's Office for Davidson County, Tennessee; thence with the center line of said Pike, South 7 deg. west 222.2 feet to a point; thence North 81 deg. west with a fence line 2193 feet to a point; thence North 7 deg. East with a fence line of 199.3 feet to a point; thence South 88 deg. East with a fence line 220 feet to the point of beginning.

Being the same property conveyed to Phillip Hayes by Warranty Deed dated 12/04/2020 and recorded on 12/15/2020 from Music City Holdings, LLC of record in Instrument No. 20201215-0147413, Register's Office for Davidson County, Tennessee. Grantor warrants the the subject property is not his primary residence, nor the primary residence of his spousem, and never has been.

This is [X] improved [ ] unimproved property known as 5282 Lickton Pike, Goodlettsville, TN 37072

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 29th day of April, 2021.

Phillip 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 **Phillip Hayes** 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.

This the 29th day of April, 2021.

Notary

My commission expires: 03-15-2025

TUCKER MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY