Prepared By ~~& Return To:~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0265

Karen Johnson Davidson County
Batch# 641351 **DEEDWARR**
05/20/2021 02:50:04 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210520-0068886

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2021

Notary Public

Commission Expires: _____

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Victoria Page 507 Cleves Street Old Hickory, TN 37138	newowner	044-11-0-154.00

WARRANTY DEED

FOR AND IN 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, I/WE, **Jonathan Daniel Earl, an unmarried man and Holly Anne Haynie, an unmarried woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Victoria Page, Unmarried Woman

HEREINAFTER CALLED THE GRANTEES, 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 No. 19 on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property previously conveyed to Susan Ann Peterson, a single person, by Quitclaim Deed from Susan Ann Miller, a single person, dated 10/30/2013 and recorded 4/27/2017 in Instrument No. 20170427-0041383; and being the same property previously conveyed to Susan Ann Miller by Quitclaim Deed from Darrell E. Miller, dated 10/11/1991 and recorded 1/17/1992 in Book 8531, Page 198; and being the same property previously conveyed to Darrell E. Miller and wife, Susan A. Miller by Warranty Deed from Pearl B. Agee, unmarried, dated 11/9/1988 and recorded 11/10/1988 in Book 7700, Page 962, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jonathan Daniel Earl, an unmarried man, and Holly Anne Haynie, an unmarried woman, by Warranty Deed from Susan Ann Peterson, a single person, dated 3/11/2020 and recorded 3/12/2020 in Instrument No. 20200312-0027745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 507 Cleves Street Old Hickory, TN 37138.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y.SBARES-21-07

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of May, 2021.

Jonathan Daniel Earl

Holly Anne Haynie

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Daniel Earl and Holly Anne Haynie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of May, 2021

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Kim Graves
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

