When recorded, return to:
Belle Meade Title & Escrow
109 Kenner Avenue
Suite 201
Nashville, TN 37205
File Number: _____

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-12533-kp

Karen Johnson Davidson County
Batch# 668340 **DEEDWARR**
06/30/2021 11:39:18 AM 2 pgs
Fees: $13.00 Taxes: $980.87

20210630-0088718

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,100.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2021.

Notary Public
My Commission Expires: May 5, 2021

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William C. Reynolds 353 Melpar Drive Nashville, TN 37211	William C. Reynolds 353 Melpar Drive Nashville, TN 37211	148-13-0-063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Mark D. Hays, a married man and Karen Sue Pilkay, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William C. Reynolds**, hereinafter called the Grantee(s), his/her/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. 314 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, as amended by instrument recorded in Instrument No. 20020919-0114378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mark D. Hays, married, an undivided one-half (1/2) interest and Karen Sue Pilkay, married, an undivided one-half (1/2) interest, as tenants in common by Quit Claim Deed from Ida T. Hays, an unmarried woman, recorded on the 28th day of January, 2015 in Instrument No. 20150128-0007929, in the Register's Office of Davidson County, Tennessee.

☒ This is improved property located at: **353 Melpar Drive, Nashville, TN 37211**
☐ This is unimproved property located at: **353 Melpar Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2021.

GRANTOR:

Mark D. Hays

Karen Sue Pilkay

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark D. Hays and Karen Sue Pilkay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22