WARRANTY DEED

Karen Johnson Davidson County
Batch# 669661 DEEDWARR
07/01/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20210701-0089320

KIMIE PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires May 21, 2025

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$439,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON June 29, 2021.

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Grant Nicholas Hayes and Kaitlin Hayes	New Owner	
(NAME)	(NAME)	098-02-0A-030.00
7133 Silverwood Trail, Lot 30		
(ADDRESS)	**(ADDRESS)**	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant Nicholas Hayes and Kaitlin Hayes, husband and wife

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 30 on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Diamond Corp, by Deed from Trend Trust, recorded on 1/4/2019 in Instrument No. 201900104-0001282.
Being part of the same property conveyed to Ridge Trust, by Deed from Diamond Corp. recorded on 12/30/2019 in Instrument No. 20191230-0134396.
Being part of the same property conveyed to Diamond Corp, by Deed from Ridge Trust, recorded on 1/7/2020 in Instrument No. 20200107-0002149.
Being part of the same property conveyed to Blackstone Builders Inc, by Deed from Diamond Corp. recorded on 9/9/2020 in Instrument No. 20200909-0102320.
Being part of the same property conveyed to AMS Trust, by Deed from Blackstone Builders Inc. recorded on 12/31/20 in Instrument No. 20201231-0154990.
Being part of the same property conveyed to Blackstone Builders Inc, by Deed from AMS Trust, recorded on 1/22/2021 in Instrument No. 20210122-0009501.

unimproved ☐
This is improved ☒ property, known as **7133 Silverwood Trail, Lot 30, Hermitage, TN 37076**
(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/our hand(s) this **29th day of June, 2021.**

Blackstone Builders, Cody Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cody Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on **29th day of June, 2021.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/2021.

Tracey Trumphour
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of June, 2021.

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY