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

Karen Johnson Davidson County
Batch# 671008 DEEDWARR
07/06/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20210706-0090493

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $805,000.00

Affiant

Subscribed and Sworn before me this 1st day of July , 2021.

Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Peter Steven Ostling 260 37th Avenue North, Nashville, TN 37209	The same	092-13-0-375.00

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, **P. Daniel Hayes, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **PETER STEVEN OSTLING, UNMARRIED MAN,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Hortense Place of record in Plat Book 161, Page 167, 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 conveyed to P. Daniel Hayes by Warranty deed from Preston L. Moore, an unmarried man of record in Instrument No. 20180629-0063059 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 29, 2018. (Value of consideration shown in aforementioned deed $188,000.00.) Being also known as 260 37th Avenue North Nashville, Tennessee 37209.

Said property has never been the marital residence of the grantor or his spouse.

This is [X] improved [ ] unimproved property known as 260 37th Avenue North, Nashville, TN 37209

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 1st day of July, 2021

P. Daniel Hayes

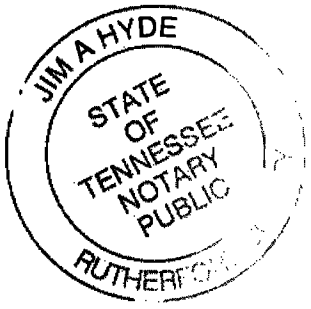
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **P. Daniel 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 1st day of July, 2021.

Notary

My commission expires: 09/19/2022



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 July 1, 2021 (date of document).

Affiant Signature

07/01/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of July, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

