When recorded, return to:
Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12357-RL-s

Karen Johnson Davidson County
Batch# 677642 DEEDWARR
07/15/2021 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210715-0095351

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2021.

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 07/15/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Fenner 3008 Wingate Avenue Nashville, TN 37211	Charles Fenner 3008 Wingate Avenue Nashville, TN 37211	119-14-0-20200

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,

Larry Hayes, a married man and Ronald Lawrence Hayes, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Charles Fenner and Erin Brooks, husband and wife, 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. 43, on the Map of Tuggle Heights Subdivision, as show of record in Book 1130, Page 90, Register's Office of Davidson County, Tennessee.

Said Lot No. 43 fronts 60 feet on the east side of Wingate Avenue and runs back between lines 156.16 feet on the north side and 155.76 feet on the south side to a dead lend in the rear on which is measures 60 feet.

Guy Garner Hayes died on June 24, 1982, leaving his wife, Flora Mae Hayes, as surviving tenant by the entirety and sole owner. Flora Mae Hayes died on November 25, 2009, without a will, leaving her two children, Larry Hayes and Ronald Lawrence Hayes, as her sole heirs at law. An Affidavit of Heirship is recorded as Instrument No. 202107150095349 and Instrument No. 202107150095350, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Guy Garner Hayes and wife, Flora Mae Hayes, by Deed from Mrs. Monnie Smith (a widow), of record in Book 2392, Page 121, Register's Office of Davidson County, Tennessee, dated March 19, 1955 and recorded March 21, 1955.

This is improved property located at: **3008 Wingate Avenue, 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 12th day of July, 2021.

GRANTOR:

Larry Hayes

Larry Hayes

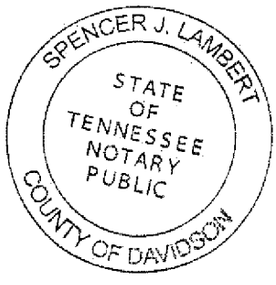
Ronald L. Hayes

Ronald Lawrence Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Hayes and Ronald Lawrence Hayes, 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 12th day of July, 2021.



Notary Public
My Commission expires: 11-6-24

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the 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 July 13, 2021.

Signature
Date: July 13, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 13th day of July, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD