Karen Johnson Davidson County
Batch# 681735 DEEDWARR
07/22/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210722-0098584

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Affiant Subscribed and sworn to before me, this 15th day of July 2021. Notary Public My Commission Expires:

MARIAH GRACE KERBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07.03.2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Riley Hay 417 Newton Court Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-13-0-381.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **TIMOTHY GOOD AND JACLYN DUSTIN N/K/A JACLYN GOOD, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RILEY HAY, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, as shown on the map entitled the Final Plat of Summitt Hills Subdivision, of record in Plat Book 9700, page 702, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TIMOTHY GOOD AND JACLYN DUSTIN, by deed from CHRISTOPHER D. DOBBS AND WIFE, RACHEL C. DOBBS, of record as Instrument No. 20150528-0049189, dated May 22, 2015, said Register's Office.

This is improved property commonly known as: **417 Newton Court, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15 day of July, 2021.

TIMOTHY GOOD

JACLYN DUSTIN N/K/A JACLYN GOOD

STATE OF Illinois)
)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY GOOD AND JACLYN GOOD, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of July, 2021.

OFFICIAL SEAL
CLAUDIO E FIORE
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 07/08/2023

Notary Public
My Commission Expires: 07/08/2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/15/2021** (date of document).

Affiant Signature

7/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **July**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

