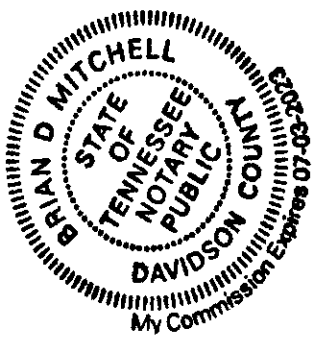
Karen Johnson Davidson County
Batch# 682653 DEEDWARR
07/23/2021 11:54:39 AM 2 pgs
Fees: $13.00 Taxes: $1,461.87
20210723-0099153

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,100.00 Affiant Subscribed and sworn to before me, this the 20th day of July, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deborah Haynes, Benjamin F. Haynes, and Jonathan Haynes	New Owner(s)	090-12-0-060.00
6427 Henry Ford Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CODY FRY AND HALEY FRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH HAYNES AND BENJAMIN F. HAYNES, HUSBAND AND WIFE, AND JONATHAN HAYNES, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 239 on the Plan of Charlotte Park Section IV of record in Plat Book 2663, Page 71, 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 Cody Fry and Haley Fry, husband and wife, by Warranty Deed from Debra Lauren Powells NKA Debra Lauren Webb, a married woman, of record in Instrument No. 20160906-0092977 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on September 6, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6427 Henry Ford Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-C21 21 6427

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2021.

Cody Fry

Haley Fry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cody Fry and Haley Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025