Karen Johnson Davidson County
Batch# 682910 DEEDWARR
07/23/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210723-0099471

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

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00

Carmen Coats
Affiant

Subscribed and Sworn before me this 19th day of July , 2021.

Notary Public
My commission expires: 5/5/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Rebekah Susan Jones and Nicholas Jack Dibble 1705 Heiman Street, Nashville, TN 37208	Freedom Mortgage Corp. 907 Pleasant Valley Ave. Ste. 3 Mount Laurel, NJ 08054	081-15-0-416

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, **Phillip Hayes and Laura Hayes, a married couple** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebekah Susan Jones, unmarried and Nicolas Jack Dibble, unmarried, tenants in common with right of survivorship,** "the Grantee," the following described real estate in Davidson, Tennessee:

Property located in Davidson County, State of Tennessee and being described as follows, to-wit: Being part of Lots Numbers 45 and 11 in I M. and I, T. Harding's Subdivision, of record in Book 21, Pages 81 and 108. Register's Office for Davidson County, TenneSseei Said Lots front the Southerly margin of Heiman Street 36 feet and runs back between parallel lines measuring 153 feet, more or less to a dead line in the rear measuring 36 feet

Being the same property conveyed to Jake Sogga, unmarried, by Cash Deed from The Secretary of Housing and Urban Development, of Washington, DC, dated February 9, 2012 of record in Instrument No. 20120210»0011905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Hayes and Laura Hayes, a married couple, by Warranty Deed from Jake Sogga, unmarried, dated 03/12/2020 and recorded on 03/13/2020 in Instrument No. 20200313-0028341, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

** Taxes and assessments for the year 2021 and subsequent years, plus any penalties and interest which may accrue.*

** Subject to all matters on the Plan of record in Plat Book 21, Pages 81 and 108, Register's Office for said County.*

This is improved propeny known as: 1705 Heiman Street, Nashville, Tennessee 37214

This is [X] improved [ ] unimproved property known as 1705 Heiman Street, Nashville, TN 37208

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 19th day of July, 2021

Phillip Hayes

Laura 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 **Phillip Hayes and Laura 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 19 day of July, 2021.

Notary

My commission expires: 03-15-2025

TUCKER MARCUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/22/2021 (date ~~of document~~).

Affiant Signature

07/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025