Karen Johnson Davidson County
Batch# 684553 DEEDWARR
07/27/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210727-0100799

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

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON CDC

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00

Affiant

Subscribed and Sworn before me this 21st day of July, 2021.

Notary Public
My commission expires: 10/22/23

NICHOLAS S. HOWELL NOTARY PUBLIC TENNESSEE My Comm. Exp. 10-22-2023 COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jarod Jamerson and Griffin Jamerson 1824 Cephas Street, Nashville, TN 37208	~~The same~~ CDC BANCORPSOUTH MORTGAGE 2105 WEST JACKSON ST (MAIL C-204) TUPELO TUPELO, MS 38801	081-07-0-412.00

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, **Phillip Hayes, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Griffin Saunders and Jarod Jamerson, wife and husband,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 and 6 of the Woodard Property of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 50 feet on the Easterly Side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Phillip Hayes by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200504-0046201 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 04, 2020.

The said property is not now or ever have been the marital residence of the grantor or his spouse.

This is [X] improved [ ] unimproved property known as 1824 Cephas 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 21st day of July, 2021

Phillip Hayes

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phillip 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 21st day of July, 2021.

Notary

My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
10-22-2023
COUNTY OF RUTHERFORD

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 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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