Karen Johnson Davidson County
Batch# 689421 DEEDWARR
08/03/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210803-0104274

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $525,000

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of July, 2021.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Kurt Hynes
PO Box 150824
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13307012800

WARRANTY DEED

21NT01706

Effective the 27th Day of July, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and ~~other~~ good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh W. Denney and wife, Tomi L. Lunsford

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kurt Matthew Hynes, a single person,

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Glencoe Acres, Section 1 of record in Book 1835, pages 137 & 138, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Hugh W. Denney and wife, Tomi L. Lunsford by Warranty Deed from Mark Supalla and wife, Sharon Supalla dated 03/15/2006 recorded 03/17/2006 as Book NA, Page NA, in Document Number 20060317-0031218, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3323 Goodland Rd, Nashville, TN 37211-3228

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of July, 2021

Hugh W. Denney

Hugh W. Denney

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hugh W. Denney**, the within named bargainer, 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.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tomi L. Lunsford

Tomi L. Lunsford

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tomi L. Lunsford**, the within named bargainer, 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.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

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 7/27/2021 (date of document).

Affiant Signature

7/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

