Karen Johnson Davidson County
Batch# 698707 DEEDWARR
08/17/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210817-0110859

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 330,000.00

Affiant

Subscribed and Sworn before me this 13th day of August, 2021.

Notary Public
My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Phillip Hayes 4128 Lealand Ln Nashville, TN 37204	The same	072-15-0-198.00

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, **Ricky Appleton, an unmarried man, Tawanna Dobbins, an unmarried woman, Linda Marie Claybrooks, a single woman, Victor Appleton, a single man, Trina Simmons, Marion Reed, a married woman, and Henry Hobert Dobbins, a married man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillip Hayes, married,,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Porter Road Subdivision of Lots 2-7 inclusive on the Shinkle Subdivision, as of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie Louise Dobbins by deed from Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 4502, page 286, dated 03/20/1974, Register's Office for Davidson County, Tennessee. The said Mattie Louise Dobbins having since passed away on 02/28/2007. Further conveyed to Linda Claybrook, Victor Appleton, Ricky Appleton, Trina Simmons, Marion Reed, Henry Dobbins, and Tawanna Dobbins, by Affidavit of Heirship dated 12/13/2020 and recorded on 01/21/2021 in Instrument No. 20210121-0009329, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 1620 Riverside Dr, Nashville, TN 37216

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 13th day of August, 2021

Ricky Appleton

Tawanna Dobbins

Linda Marie Claybrooks, Miss

Victor Appleton

Trina Simmons

Marion Reed

Henry Hobert Dobbins

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 **Ricky Appleton, an unmarried man, Tawanna Dobbins, an unmarried woman, Linda Marie Claybrooks, a single woman, Victor Appleton, a single man, Trina Simmons, Marion Reed, a married woman, and Henry Hobert Dobbins, a married man** 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 13 day of August, 2021.

Notary

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 8/16/21 (date of document).

Jami K. Averwater
Affiant Signature

8/16/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of August, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

