THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30877

Karen Johnson Davidson County
Batch# 712412 **DEEDWARR**
09/09/2021 02:55:53 PM 2 pgs
Fees: $13.00 Taxes: $6,586.00

20210909-0121001

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,780,000.00.

Leigh Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGORY POLAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann M. Peters	NEW OWNER	
5205 Close Circle		116020B06800CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Don R. Hays, Trustee of the Don R. Hays Nashville Qualified Personal Residence Trust dated May 1, 2017,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann M. Peters, married,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 86 on the Final Plat of Caldwell Close in Hill Place, of record in Plat Book 9700, Page 191, 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 Brenda S. Hays by Warranty Deed from John W. Atkins and wife, Lynn D. Atkins, dated June 17, 1998 and recorded on June 25, 1998, of record in Book 10991, page 846 and by Quitclaim Deed from H.G. Hill Realty Company, a Tennessee corporation, dated March 11, 1999, recorded March 12, 1999, of record in Book 11382, page 476, said Register's Office. By Quitclaim Deed, dated December 3, 2007, recorded April 2, 2008, of record in Inst. No. 20080402-0033004, said Register's Office, subject property was conveyed to Don R. Hays and Brenda S. Hays, Trustees of the Brenda S. Hays Revocable Trust - 2007, dated December 3, 2007. Subject property was further conveyed to Don R. Hays, a married man, by Quitclaim Deed, dated May 1, 2017, recorded June 7, 2017 of record in Inst. No. 20170607-0057173, said Register's Office. The said Don R. Hays, a married man, joined by his spouse, Brenda S. Hays, conveyed subject property to Don R. Hays, Trustee, or any successors in trust under the Don R. Hays Nashville Qualified Personal Residence Trust dated May 1, 2017, by Quitclaim Deed, dated May 1, 2017, recorded June 12, 2017, of record in Inst. No. 20170612-0058479, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5205 Close Circle, Nashville, TN 37205.**

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this the 3Rd day of September, 2021.

Don R. Hays - Don Hays - Trustee

Don R. Hays, Trustee of the Don R. Hays Nashville Qualified Personal Residence Trust dated May 1, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don R. Hays, Trustee of the Don R. Hays Nashville Qualified Personal Residence Trust dated May 1, 2017,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3Rd day of September, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public