Karen Johnson Davidson County
Batch# 721821 DEEDWARR
09/22/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210922-0127414

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Madeline Hayes	**New Owner**	**119-01-0-365.00**
321 Oriel Avenue		
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

Patrick J. Hayes and Gail B. Hayes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeline Hayes, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 95 and the easterly 17 feet of Lot No. 96 on the Plan of Overhill City and W.H. Fox Subdivision of Block No.'s 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision of record in Book 332, Page 21, 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 Jonathan W. Haire and Irma P. Haire, joint tenants with rights of survivorship, by Quitclaim Deed, from Jonathan W. Haire, dated November 4th, 2015, of record in Instrument No. 20151109-0113877, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick J. Hayes and Gail B. Hayes, husband and wife, by Warranty Deed, from Jonathan W. Haire, a married man, dated February 26th, 2021, of record in Instrument No. 20210302-0026331, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 321 Oriel Avenue, Nashville, TN 37210

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 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/our hand(s) this 20th day of September, 2021

Patrick J. Hayes by A. Scott Hubbard Attorney in fact

Patrick J. Hayes by A. Scott Hubbard, his Attorney-In-Fact

Gail B. Hayes by A. Scott Hubbard Attorney in fact

Gail B. Hayes by A. Scott Hubbard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Patrick J. Hayes and Gail B. Hayes for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Patrick J. Hayes and Gail B. Hayes, and is authorized by Patrick J. Hayes and Gail B. Hayes to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of September, 2021.

Notary Signature
My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File #: **21-646**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A. Scott Hubbard, 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 September 20, 2021
Date

A. Scott Hubbard
Affiant Signature

9/20/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of September, 2021.

Emily Betts
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024