Karen Johnson Davidson County
Batch# 741587 DEEDWARR
10/22/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20211022-0142116

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paula N. Haynes
1025 Wyntergrace Farm Road
Old Hickory, TN 37138

SEND TAX BILL TO:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, California 94583

MAP/PARCEL 064-08-0A-030.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Vanags, widower, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Paula N. Haynes, unmarried, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010523-0053201, 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 John Vanags and Judy Vanags, husband and wife by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20030805-0111214 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on August 05, 2003.

John Vanags and Judy Vanags remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Judy Vanags; therefore John Vanags was the surviving tenant by the entirety to property herein.

This is improved property known as: **1025 Wyntergrace Farm Road, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of October, 2021.

WITNESS MY HAND on this the 15th day of October, 2021.

John Vanags

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John Vanags,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of October, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $389,900.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210715

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 10.15.21.

Tracey Trumphour
Affiant
Date: 10.15.21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of October, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY