Karen Johnson Davidson County
Batch# 744985 DEEDWARR
10/27/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211027-0144407

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell L Hayes and Kimberly Branch-Hayes	DARRELL HAYES & KIMBERLY	
(NAME) 329 BOURNEMOUTH LANE	(NAME) 329 BOURNEMOUTH LANE	06401006500
(ADDRESS) HERMITAGE, TN 37076	(ADDRESS) HERMITAGE TN 37076	
(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, **Crown Group of Companies, Inc., also known as The Crown Group of Companies, Inc.** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell L Hayes and Kimberly Branch-Hayes** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 4 on the Plan of Final Plat of Spencer & Atchley Commercial Subdivision of record in Plat Book 9700, Page 560, 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 The Crown Group of Companies, Inc by Warranty deed from Nicholas Beaver, Murray Beaver, and Pam Beaver of record in Instrument No. 20160720-0074926 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 20, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 9700, Page 560, Right of Way Easement of record in Book 5763, Page 292, Sanitary Sewer and/or Storm Drainage Easement of record in Book 10090, Page 232, **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 611 Brandywine Village Ct. Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of October, 2021.

Crown Group of Companies, Inc., also known as The Crown Group of Companies, Inc.

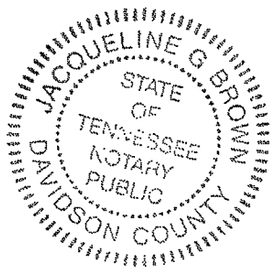
Moren Adenubi, President and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqueline G Brown, a Notary Public of said County and State, personally appeared **Moren Adenubi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **President and Authorized Agent** of **Crown Group of Companies, Inc., also known as The Crown Group of Companies, Inc.**, and that she as such **President and Authorized Agent** executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as **President and Authorized Agent.**

WITNESS my hand and official seal at office this 22nd day of October, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A. Mason, 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 October 22nd 2021.

Affiant Signature

10/22/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22