(7)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 755520 DEEDWARR
11/16/2021 11:13:52 AM 2 pgs
Fees: $13.00 Taxes: $2,234.80

20211116-0152356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Circle, Suite 150
[illegible], 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Daniel Hayes	New Owner	
(NAME)	(NAME)	145-03-0-022.00
1500 Dresden Circle	Phillip Daniel Hayes	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	4128 Leland Lane, Nashville, TN 37204	
(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, WE, **JOYCE L. SULLIVAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP DANIEL HAYES,** 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 Lot No. 23 on the Plan of Roselawn Estates, Section 2 of record in Plat Book 3106, Page 86, 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 Peter M. Sullivan et ux Joyce L. Sullivan by Warranty Deed from Corinne T. Salvatore, a single person of record in Book 6886, page 100, Register's Office for Davidson County, Tennessee, dated December 13, 1985. Peter M. Sullivan has since died, vesting title solely in Joyce L. Sullivan as the surviving tenant by the entirety.

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

unimproved
This is improved x property, known as 1500 Dresden Circle, Nashville, TN 37215
(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 12 day of November, 2021.

Joyce L. Sullivan by Dylan Potter, Attorney in fact

JOYCE L. SULLIVAN, BY: DYLAN POTTER, ATTORNEY IN FACT

The execution of this instrument is affected by the signature of Dylan Potter as Attorney-in-fact for Joyce L. Sullivan, which Power of Attorney is recorded in Instrument Number 20211116-0152355, in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Joyce L. Sullivan and that he is authorized by Joyce L. Sullivan to execute this instrument on her behalf.

WITNESS my hand, at office, this 12th day of November, 2021.

NOTARY PUBLIC

My Commission Expires
November 26, 2022

MY COMMISSION EXPIRES: _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY