Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: Y-CRE-21-8246

Karen Johnson Davidson County
Batch# 767594 DEEDWARR
12/03/2021 03:17:32 PM 2 pgs
Fees: $13.00 Taxes: $932.40

20211203-0160966

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

Subscribed and sworn to before me this 30th day of November, 2021.

Notary Public
My Commission Expires: 5.2.22

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

2021-418

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alfonas Gaines	New Owner	
826 Lower Park Place		175-02-0B-144.00-CO
~~Nashville~~, TN, 37013		
Antioch		

WARRANTY DEED

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 acknowledged, we

Allison Daily, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alfonas Gaines, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 1801, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, and as further amended by Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Allison Daily, an unmarried woman by Warranty deed from Timothy M. Hubbard and Emily K. Hubbard, husband and wife of record in Instrument No. 20190412-0033481 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on April 12, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **826 Lower Park Place, ~~Nashville~~ Antioch, TN 37013.**

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 our hands this 30th day of November, 2021.

Allison Daily

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 Allison Daily, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

