This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 774019 DEEDWARR
12/15/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20211215-0165498

ADDRESS NEW OWNER:
Randy Haley
2119 Westwood Ave
Nashville TN 37212

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE

MAP 092
GROUP 06 0
PARCEL 203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Citi, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Randy Haley, a married man** , hereinafter called the "GRANTEE", its successors and assigns, a 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. 8 on the Plan of Carrick's Subdivision of Hefferman Place, not of record.

Said Lot No. B fronts 50 feet on the north side of Zollicoffer or Jackson Street, and runs back between parallel lines 150 feet to a 1O foot alley, more or less.

Being the same property conveyed to Citi, LLC by Warranty Deed from Ellivas, LLC, dated May 31, 2018 and filed of record in Instrument No. 20180607-0054785, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2720 Herman Street, Nashville, Tennessee 37208.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Randy Haley and Martha Butterfield, Husband and Wife**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 8th day of December, 2021.

Citi, LLC, a Tennessee limited liability company

By: Mike Maitland, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mike Maitland, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Mike Maitland, Member** of **Citi, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 8th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2021.

NOTARY PUBLIC
My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Certificate of Authenticity

I, Beth Cooper, 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 **December 8, 2021**.

Affiant Signature

12/08/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

8th day of **December**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON