WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CHARLOTTE THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 3-2-2025

CHARLOTTE THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 3-2-2025

D-KW-21-3508

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 776624 DEEDWARR
12/20/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211220-0167656

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Hayman, Jr and April Hayman	New owner	
(NAME)	(NAME)	**172-15-0A-037.00-CO**
3508 Cobble Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA KAY GEISE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH HAYMAN, JR AND APRIL HAYMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 105 on the Plan of Holt Woods, Section Three, of record in Plat Book 7900, Page 977, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Brenda Kay Geise by Warranty deed from John R. Sheffield and wife, Charissa Sheffield of record in Instrument No. 20060706-0081153 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 6, 2006.

This conveyance is subject to:

- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 977, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and Book 9693, page 68, Register's Office for Davidson County, Tennessee.
- By-Laws of Holt Woods Homeowner's Association of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Holt Woods Homeowner's Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space to Holt Woods Homeowners Association of record in Instrument Number 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of joint roadway, use maintenance agreement of record in Book 5707, Page 977, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3508 Cobble Street, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF DECEMBER, 2021.

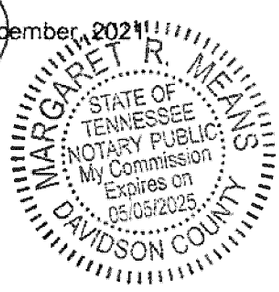
Brenda Kay Geise by Amy Geise, Attorney in Fact

Brenda Kay Geise by Amy Geise, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY GEISE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDA KAY GEISE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA KAY GEISE.

Witness my hand and official seal, this the 14th of December, 2021.



Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/14/21.

Affiant Signature

12/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON