Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

16124

Karen Johnson Davidson County
Batch# 799639 DEEDWARR
02/03/2022 11:09:51 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20220203-0012863

# WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher M. Haynes | new owner | 06404011100 |
| (NAME) | (NAME) | |
| 2026 S Mt. Juliet Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **New Atlas Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Haynes, married,** 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:

Being known and designated as all of Lot No. 1-B on the Plan of Section Two, Lake County, as shown on the plat of the same of record in Plat Book 5200, Page 664, as amended in Plat Book 5200, Page 781, in the Register's office for Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to New Atlas Properties, LLC, by deed of record in Instrument No. 20190125-0007273, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4644 Woodside Dr., 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/our hands this 31st day of January, 2022.

New Atlas Properties, LLC

Cara Corning, member

Cara Corning, member

Chris Phelps, member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Cara Corning and Chris Phelps with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be members of New Atlas Properties, LLC and that they as such members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as members.
WITNESS my hand and seal this 31st day of January, 2022.

Notary Public Sullivan
My Commission Expires: Nov 30, 2025

SAMANTHIA A DISHNER
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

File No.: 16126