Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 817992 DEEDWARR
03/09/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20220309-0026789

39-B
File #22-1062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Lee Hayes, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luke V. Nguyen, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 644 on the Plan of Avondale Park, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 David Lee Hayes by Warranty deed from Christopher Cruze of record in Instrument No. 20201120-0136969 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 20, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1604 Brockton Lane, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Luke V. Nguyen	Highlands Residential Mtg LTD	141-05-0A-644.00
1604 Brockton Lane	950 W Bethany Drive, Ste 800	
Nashville, TN 37221	Allen, TX 75013	

WITNESS THE EXECUTION HEREOF this 24th day of February, 2022.

David Lee Hayes 2/24/22

David Lee Hayes

State of Kentucky
County of Fayette

On this 24 day of February, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Lee Hayes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tracy Consuelo Luckett
Notary Public

My Commission Expires: 01/20/2026

TRACY CONSUELO LUCKETT NOTARY PUBLIC REG # KYNP43679 MY COMMISSION EXPIRES 01/20/2026 COMMONWEALTH OF KENTUCKY

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 466,000.00.**

Megan Crawford
Affiant

Sworn and subscribed before me on this the 28th day of February, 2022.

Bethany D Scott
Notary Public

My Commission Expires: 3-7-22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 2/24/2022

Affiant Signature

2/24/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY