WARRANTY DEED

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/25/23

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Biggs and Nicole Virga	New Owner	
(NAME)	(NAME)	
520 Summit Oaks Ct.		128 16 0B 079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHELLE K. HAYES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BIGGS, UNMARRIED AND NICOLE VIRGA, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, Being Lot No. 79 on the Plan of Phase Four, Summit Oaks, A Planned Unit Development of Record in Plat at Instrument No. 20060417-0043459 and Revision recorded in Instrument No. 20060516-0057170 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 Michelle K. Hayes, an unmarried woman, by Quit Claim Deed from Michelle K. Hayes, an unmarried woman who acquired title as a married woman, of record in Instrument No. 20210416-0051219, in the Register's Office of Davidson County, Tennessee, dated March 26, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Michelle K. Hayes, a married woman, by Warranty Deed from Dana Snider and Adrienne Snider, husband and wife, of record in Instrument No. 20190904-0089190, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 520 Summit Oaks Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 826563 DEEDWARR
03/22/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220322-0033018

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 hand this 11th day of March, 2022

Michelle K. Hayes by Kevin Montgomery, attorney in fact

MICHELLE K. HAYES, BY: KEVIN MONTGOMERY,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of March, 2022, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle K. Hayes and acknowledged that he executed the same as the free act and deed of Michelle K. Hayes.

Witness my hand and official seal this 11th day of March, 2022.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 March 11th, 2022.

Rachel Minton

Affiant

Date: March 14th, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of March, 2022.

Notary Public

My Commission Expires:

3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON