WARRANTY DEED

Karen Johnson Davidson County
Batch# 839638 DEEDWARR
04/14/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20220414-0043199

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Amanda Wynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
7-17-22 (AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston Brown	New Owner	
(NAME)	(NAME)	07211022600
1402 Ann St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Eleanor Hayes, a widow** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Houston Alexander Brown, unmarried ,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 66, Revised Lots 66 and 67 on the Plan of W. J. Meyers Subdivision, which is of record by Instrument No. 20040715-0084295 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Eleanor Hayes and Myles J. Hayes, wife and husband, by virtue of that certain Quit Claim Deed dated September 25, 2009, and being of record at Instrument No. 20091013-0094863 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Eleanor Hayes, a married woman by virtue of Warranty Deed dated August 11, 2005 at Instrument No. 20050922-0114165 in the said Register's Office.

Myles J. Hayes having since deceased on August 28, 2020, leaving Eleanor Hayes as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 332, Page 66, revised at Instrument No. 20040715-0084295, **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 1402 Ann St. Nashville, TN 37216
(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 hand this 23rd day of March, 2022.

Eleanor Hayes

Eleanor Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eleanor Hayes** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of March, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-23-22 (date of document).

Date: 3-23-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON