Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 839647 DEEDWARR
04/14/2022 08:34:30 AM 5 pgs
Fees: $28.00 Taxes: $555.00
20220414-0043209

File Number: 2022-2368
Parcel ID: 059 14 0 247.00

Warranty Deed

THIS INDENTURE made and entered into this 1st day of April, 2022 by and between Elaine Higgins, unmarried parties of the first part, and Kendall Higgins and DeEaira Hayes, a married couple party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of TN, to wit:

Land situated in Davidson County, Tennessee:

Lot 4-A on The Plan of Hillmore Subdivision, as shown on plat of record in Book 6250, Page 495, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Elaine Higgins by Special Warranty Deed of record at Instrument No. 200901220005508, dated 01/08/2009 and recorded 01/22/2009, in the Register's Office of Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: City of Nashville and 2022 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 6250 Page 495 and Book 6250, Page 195; and Book 6250, Page 47 and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

202204140043209

Elaine Higgins

Tennessee
STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

On this 1st day of April, 2022, before me personally appeared Elaine Higgins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

Jacqueline G Brown
Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner Name and Address:
Kendall Higgins and DeEaira Hayes
805 Hillmore Drive
Nashville, TN 37218
805 Hillmore Drive
Nashville, TN 37218

Mail Tax Bills To:
Kendall Higgins and DeEaira Hayes
805 Hillmore Drive
Nashville, TN 37218

Property Address: 805 Hillmore Drive, Nashville, TN 37218 Parcel: 059 14 0 247.00

State of Tennessee
County of ~~Davidson~~ Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $150,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this ~~1st~~ 4th day of April, 2022

Jacqueline G Brown
Notary
~~My commission expires~~ 11/3/25
My Commission Expires: September 30, 2024

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VERONICA [illegible]-MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

EXHIBIT "A"

Property 1:
Land situated in Davidson County, Tennessee:

Lot 4-A on The Plan of Hillmore Subdivision, as shown on plat of record in Book 6250, Page 495, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Elaine Higgins by Special Warranty Deed of record at Instrument No. 200901220005508, dated 01/08/2009 and recorded 01/22/2009, in the Register's Office of Davidson County, Tennessee.

2022-2368

DH 1576

I, Veronica Fair-Miller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TN

County of Shelby

Personally appeared before me, Lisa A. White, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-09-2022

Notary's Seal (If on paper)

