(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of APRIL, 2022.

Hillary Torrence
Notary Public
My commission expires: 12/16/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
DEVON CORCORAN 170 ANTIOCH PIKE NASHVILLE, TN 37211	~~New Owner~~ ~~First Bank~~ 722 Columbia Avenue Franklin, TN 37064	133-03-0-200.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP DANIEL HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **DEVON CORCORAN, an unmarried man, and RAEGAN HARRIS, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the Grantees, its successors 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. 3, as shown on the map entitled Darrow Downs Subdivision, of record as Instrument No. 20211115-0152034, and corrected as Instrument No. 20211208-0162778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with a driveway easement as shown on plat in Instrument No. 20211115-0152034, and corrected as Instrument No. 20211208-01622778, said Register's Office.

Being the same property conveyed to PHILLIP DANIEL HAYES, by deed from MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABLITY COMPANY, of record as Instrument No. 20211210-0164153, dated December 7, 2021, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 170 ANTIOCH PIKE, NASHVILLE, TN 37211.

Karen Johnson Davidson County
Batch# 841303 **DEEDWARR**
04/18/2022 01:12:06 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220418-0044307

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 13th day of APRIL, 2022.

PHILLIP DANIEL HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP DANIEL HAYES, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 13th day of APRIL, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE
(SEAL)
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON