Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 851592 **DEEDWARR**
05/06/2022 09:14:23 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20220506-0052354

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Actual consideration or value, whichever is greater is $635,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2022.

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gabriel Nies 2817 West End Ave, STE 126-326 Nashville, TN 37203	New Owner	103-05-0A 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES W. HAYNIE AND VICTORIA HAYNIE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GABRIEL NIES, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88, Unit 5714-A, on the Plan of Stoneway Close, of record in Book 7900 page 199, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Haynie, a single man, by deed dated 12/10/2020, from James B. Platt and wife, Lisa S. Platt, of record in Instrument No. 20201214-0147364, Register's Office for said County.

Victoria Haynie, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 103 Stoneway Close, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of May, 2022.

Charles W. Haynie

Victoria Haynie

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles W. Haynie and Victoria Haynie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of May, 2022.

My commission expires: 9-6-22

Notary Public

