RETURN TO:
BANKERS TITLE & ESCROW COF
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 855705 DEEDWARR
05/16/2022 09:46:29 AM 2 pgs
Fees: $13.00 Taxes: $1,748.25

20220516-0055732

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2005

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2022

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy Lipsitz 1804 Blair Blvd Nashville, TN 37212	NEW OWNER	119-01-0-490.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert A. Hayes and Carmela J. Hayes, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Lipsitz, married

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. 87 on the Map of Subdivision of Certain Lots in the Cumberland Nurseries Plan, as of record in Book 332, Page 36, Register's Office for said County.
Said Lot No. 87 Fronts 50 feet on the South Side of Valeria Street and Extends back between Parallel Lines 150 feet to an alley.

Being the same property conveyed to Robert A. Hayes and Carmela J. Hayes, husband and wife by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20131204-0123595 Register's Office for Davidson County, Tennessee, dated October 22, 2013 and recorded on December 04, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 109 Valeria Street, Nashville, TN 37210

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 so 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.

Dated this the 13th day of May, 2022.

Robert A. Hayes

Carmela J. Hayes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2022, before me personally appeared Robert A. Hayes and Carmela J. Hayes, 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 13th day of May, 2022.

Notary Signature
My commission expires:

