WARRANTY DEED

Karen Johnson Davidson County
Batch# 859474 DEEDWARR
05/20/2022 09:27:12 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20220520-0058596

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC TISHA C. BALDWIN STATE OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 1.23.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-190

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Samantha Jordan Hayes and Robert Mannion Hayes	Churchill Mortgage Corporation	072 14 1O 004.00
(NAME) 1125 Chester Avenue #4	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph King, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Samantha Jordan Hayes and Robert Mannion Hayes, wife and husband tenants by the entirety** (the "**Grantees**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of Woodland Grove, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Woodland Grove, a Horizontal Property Regime, of record in Instrument No. 20170906-0091737 and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180410-0033871 and Second Amendment recorded in Instrument No. 20181012-0101500, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joseph King, an unmarried man, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180917-0092175, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1125 Chester Avenue, 4, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective the 19th day of May, 2022.

GRANTOR:

Joseph King

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Joseph King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of May, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25