WARRANTY DEED

Karen Johnson Davidson County
Batch# 861442 DEEDWARR
05/24/2022 08:58:14 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220524-0059926

W-KW-22-3525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Easy Home Solutions LLC	new owner	
(NAME)	(NAME)	**150-030-238.00**
714 EASTLAND LN		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA HAYNES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EASY HOME SOLUTIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, being Lot No.116A, on the plan of Chelsea of Priest Lake, Section 2-A of record in Book 6250, page 423 and amended in Book 6900, page 2, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Said Lot No. 116A fronts 51.50 on the Northerly margin of Gondola Drive and extends back 112.73 on the Westerly line and 112.23 feet on the Easterly line to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to Pam Haynes, a single woman by Warranty Deed from Kay B. Leege, unmarried of record in Instrument No. 20050801-0089741 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on August 01, 2005.

Being the same property conveyed to Joshua Haynes by Administrator's Deed from Joshua Haynes and Laura Vargas, co-personal representatives of the Estate of Pamela R. Haynes, deceased of record in Instrument No. 20210831-0117362 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on August 31, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 423 and as amended in Book 6900, Page 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3525 Gondola Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 20th DAY OF MAY, 2022.

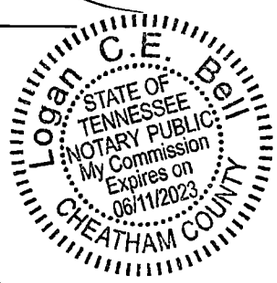
Joshua Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212