Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 863017 DEEDWARR
05/26/2022 10:41:52 AM 2 pgs
Fees: $13.00 Taxes: $658.60

20220526-0061248

Warranty Deed

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lucy Dympna Hayes	New Owner(s)	117-11-0B-115.00-CO
3600 Hillsboro Pike H3		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY F. MCMILLEN, A MARRIED WOMAN AND MARTHA F. THOMPSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCY DYMPNA HAYES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condominium apartment in Davidson County, Tennessee, described as follows: to wit:

Unit No. H-3, Parcel No.115, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robby H. Franklin and wife, Hazel A. Franklin by Warranty deed from Andrews Properties, Inc. and Cherokee Properties, Inc of record in Book 5713, page 173, Register's Office for Davidson County, Tennessee, dated March 03, 1981 and recorded on March 04, 1981.

Being a portion of the same property conveyed to Mary F. McMillian and Martha F. Thompson by Executor's Quit Claim deed from Hazel Ann Franklin, Mary F. McMillen and Martha F. Thompson, Executors of record in Book 9092, page 569 Register's Office for Davidson County , Tennessee, dated September 27, 1993 and recorded on September 27, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3600 Hillsboro Pike H3, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2022.

Mary F. McMillen

Mary F. McMillen

Martha F. Thompson

Martha F. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary F. McMillen and Martha F. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Witness my hand and seal this 17th day of May, 2022.

Notary Public

My Commission Expires: 3·3·25

Michael McMillen, spouse of Mary F. McMillen, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Michael McMillen

Michael McMillen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 17th day of May, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25