Karen Johnson Davidson County
Batch# 866191 DEEDWARR
06/02/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220602-0063540

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South. Suite 100 Nashville. Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $645,000.00 AFFIANT Subscribed and sworn to before me. this 23rd day of May. 2022 NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jordan Patrick Schneider and Morgan McMahan 1707 Northview Ave Nashville, TN 37216	Legacy Home Loans LLC 1036 Sherman Dr, Suite 6 White House, TN 37188	072-10-0A-001-00

FOR AND IN CONSIDERATION of the sum of Six Hundred Forty Five Thousand Dollard and No Cents ($645,000.00). cash in hand paid by the hereinafter named Grantee. and other good and valuable considerations. the receipt of which is hereby acknowledged on this the 23rd day of May 2022. the undersigned, **Justin B. Hayes,** an unmarried person. hereinafter called the Grantor. has bargained. sold. and by these presents does transfer and warrant to **Jordan Patrick Schneider and Morgan McMahan,** husband and wife. hereinafter called the Grantees. and Grantees' successors and assigns. all of Grantor's right. title and interest in and to the following described real estate located in Coffee County. and having an address of and more particularly described as follows:

Land in Davidson County. Tennessee. being Unit A as shown on Exhibit "B" in the "Declaration Establishing a Horizontal Property Regime for 1705 Northview Avenue Townhomes" pursuant to Tennessee Code Annotated. Section 66-27-101. et seq.. said Declaration of record in Instrument Number 20140401-0027043. Register's Office for Davidson County. Tennessee. to which said Declaration reference is hereby made for a more detailed description of said property.

Being the same property conveyed to Justin B. Hayes, by deed dated 04/03/2020, and recorded 04/09/2020, from Meghan Ryan Parry and Samuel Robert Parry, wife and husband, of record in Instrument Number 20200409-0037342, Register's Office for Davidson County, Tennessee.

This is improved property known as 1707 Northview Avenue, Nashville, TN 37216.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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 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 whomever.

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.

This the 23rd day of May, 2022.

Justin B. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Justin B. Hayes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2022

Notary Public

My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025