WARRANTY DEED

Karen Johnson Davidson County
Batch# 866781 DEEDWARR
06/02/2022 03:18:40 PM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20220602-0063933

B-ELAM-22-8914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: MAY 3 2025

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Henry G. Haynes and Jennifer Haynes	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**181-02-0B-031.00-CO**
8914 Sunnyfield Way	**1749 Mallory Lane, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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, **TERESA IVY MCKEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENRY G. HAYNES AND JENNIFER HAYNES, HUSBAND AND WIFE,** 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, Tennessee, being Lot No. 31 on the Plan of Section Three, Sugar Valley Place of record in Plat at Instrument No. 20140807-0071357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Teresa D. McKee, a single woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150828-0087481 Register's Office for Davidson County, Tennessee, dated August 27, 2015 and recorded on August 28, 2015.

Being the same property conveyed to Teresa Ivy McKee-Hatchet and husband, Robin Bradley Hatchett by Quitclaim deed from Teresa Ivy McKee-Hatchett, formerly known as Teresa D. McKee of record in Instrument No. 20170302-0020886 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

Being the same property conveyed to Teresa Ivy McKee-Hatchett by Quitclaim deed from Robin Bradley Hatchett of record in Instrument No. 20210712-0093383 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 12, 2021.

Being the same property conveyed to Teresa Ivy Mckee by Quitclaim deed from Teresa Ivy Mckee (formerly Teresa Ivy McKee-Hatchett) of record in Instrument No. 20220207-0014009 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 07, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140807-0071357, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140228-0017500 amended Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 2203, Page 579, in the Register's Office for Davidson County, Tennessee.
- General Warranty Deed executed by Golf Interstate Gas Company to the Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee.
- Gasline Easement of record in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention and Maintenance Agreement of record in Instrument Number 20040723-0088186, in the 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: **8914 Sunnyfield Way, Nashville, Tennessee 37211**.

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 31st DAY OF MAY, 2022.

Teresa Ivy McKee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA IVY MCKEE, 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 31st of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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