WARRANTY DEED

Karen Johnson Davidson County
Batch# 874748 DEEDWARR
06/21/2022 10:51:21 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220621-0070236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37027

File No.: 202205-0045

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph Lafayette Meek, III and Jessica Lynn Meek	New Owners	180040B09400
(NAME)	(NAME)	
3572 Fair Meadows Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy-Five Thousand And No/100 Dollars ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOY HAYNES AND MICHAEL HAYNES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH LAFAYETTE MEEK, III AND JESSICA LYNN MEEK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 152, on the Plan of Revision One, Brookview Forest, Phase III, of record in Plat at Instrument 200510250128969, in the Register's Office for Davidson County,

Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joy Haynes and Michael Haynes, wife and husband by Warranty Deed from Ryan Grace and wife, Lauryn Grace, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of her marriage to Ryan Grace , of record in Instrument No. 20150522-0047525, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015 and recorded on May 22, 2015.

unimproved ☐
This is improved ☒ property, known as 3572 Fair Meadows Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of June, 2022.

Joy Haynes

Michael Haynes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2022, before me personally appeared Joy Haynes and Michael Haynes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY