Karen Johnson Davidson County
Batch# 879365 DEEDWARR
06/28/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220628-0074178

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Warren Schmitt & Kathryn Schmitt
2715 Jones Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Pinnacle Bank
PO Box 702726
Dallas, TX 75370

MAP/PARCEL 060-16-0-183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Haynes, a married man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Warren Schmitt and Kathryn Schmitt, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northwesterly "Part of Lot No. 1" on the Plan of Joywood Heights, Section No. 3S not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning on the easterly margin of Jones Avenue at a point 106 feet north of the northwest corner of the Plan of Joywood Heights, Section No. 2-A, as of record in Book 1424, Page 20, Register's Office for said County; thence with said Avenue northerly 64 feet to the corner of lots Nos, 1 and 2; thence with the line between said two lots south 81 degrees 30 minutes east, 278 feet; thence south 1 degree 27 minutes east 65.4 feet to a point; thence north 79 degrees 43 minutes west 133 feet, more or less, and continuing on north 83 degrees 00' west 155 feet to the point of beginning.

Being the same property conveyed to Chris Haynes, married by Warranty deed from Wilburn B. Jones, Sr., married of record in Instrument No. 20180801-0075129 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 01, 2018.

This is unimproved property known as: **2715 Jones Avenue, Nashville, Tennessee 37207**.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 14th day of June, 2022.

WITNESS MY HAND on this the 14th day of June, 2022.

Chris Haynes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chris Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of June, 2022.

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2022.

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires:

File No: 220273

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 June 21, 2022

Affiant Signature

Date: 6-21-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of June, 2022

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024