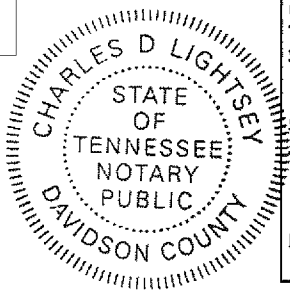
Karen Johnson Davidson County
Batch# 895870 DEEDWARR
07/29/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220729-0086465



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

Jennifer Ferry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of July, 2022.

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Lynn Ferry and John Michael Ferry (NAME)	CMG Mortgage (NAME)	044-11-0-059.00
116 Richmond Street (ADDRESS)	3160 Crow Canyon Rd #300 (ADDRESS)	
Old Hickory, TN 37138	San Ramon CA 94583	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dallas E. Hayes, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer Lynn Ferry, unmarried and John Michael Ferry, a married man, as joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 177, as shown on the map entitled Plan of Section "A" Village of Old Hickory (erroneously referred to in prior deeds as E. I. Dupont de Nemours and Company's Subdivision), of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DALLAS HAYES AND JEAN HAYES, HUSBAND AND WIFE, by deed from BLAKE PARIS, UNMARRIED AND TERRY ROBERTSON, UNMARRIED, of record as Instrument No. 20110228-0015954, dated January 31, 2011, said Register's Office.

DALLES E. HAYES AND JEAN W. HAYES futher conveyed said property to STEPHEN TODD HAYES, by Quitclaim Deed of record as Instrument No. 20150828-0087343, dated August 27, 2015, said Register's Office.

STEPHEN TODD HAYES died intestate on or about April 4, 2022, leaving DALLAS E. HAYES as his only Heir-at-Law. For further reference, see Affidavits of Heirship of record as Instrument No. _202207290086463_____and Instrument No.___202207290086464_, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 116 Richmond Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of July, 2022.

Dallas E. Hayes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dallas E. Hayes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2022.

Notary Public
My Commission Expires: 3/19/2025



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07-28-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07-28-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** July **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM