Karen Johnson Davidson County
Batch# 902886 DEEDWARR
08/12/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20220812-0091841

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of AUGUST, 2022.

Notary Public
My commission expires: 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sara Lindsay<br>1620 Riverside Drive<br>Nashville, TN 37216 | New Owner | 072 15 0 198.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **SARA LINDSAY and DANIEL BERINGER** _____, hereinafter called the Grantees, their successors 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 No. 11 on the Map of Porter Road Subdivision of Lots No's 2 to 7, Inclusive on Shinkle's Subdivision, as of record in Book 843, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Hayes, married, by Warranty Deed from Ricky Appleton, an unmarried man, Tawanna Dobbins, an unmarried woman, Linda Marie Claybrooks, a single woman, Victor Appleton, a single man, Trina Simmons, Marion Reed, a married woman, and Henry Hobert Dobbins, a married man, of record in Instrument No. 20210817-0110859, in the Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Mattie Louise Dobbins, by Cash Deed from James T. Lynn, Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner, of record in Book 4802, Page 286, in the Register's Office for Davidson County, Tennessee, dated March 20, 1974 recorded April 03, 1974. The said Mattie Louise Dobbins having since died on February 28, 2007, testate, as evidenced by her Last Will and Testament attached to Affidavit of Heirship in Instrument Nos. 20210121-0009329. See also Affidavits of Heirship in Instrument No. 20210817-0110857 and Instrument No. 20210817-0110858, in the Register's Office for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 1620 Riverside Drive, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 10 day of AUGUST, 2022

PHILLIP HAYES

**Acknowledgment**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 10 day of August, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2022.

Affiant Signature

8/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/2022.

Notary Public

My Commission Expires: 5.2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON