Karen Johnson Davidson County
Batch# 904105 DEEDWARR
08/16/2022 11:50:25 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20220816-0092764

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741765

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stacia Newton Hadley and Thomas Frederick Hadley 5910 Robert E Lee Court Nashville TN 37215	New Owner	Tax Parcel ID No. 145 13 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda Clinch, Carrie Patton, and Christy Lankford,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Stacia Newton Hadley and Thomas Frederick Hadley, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 112 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County, as follows:

BEGINNING at a point in the west terminus of Robert E. Lee Court at the corner of Lots Nos. 111 and 112; thence with the line between said Lots, westerly 216.8 feet to a point; thence southerly 336.97 feet to a corner of Lot No. 119; thence with the line between Lots Nos. 112 and 119, and along the line of Lot No. 118, easterly 229.5 feet to a corner of Lot No. 113; thence with the line between Lots Nos. 112 and 113, northerly 229 feet to the terminus of Robert E. Lee Court; thence with the terminus of said Court, around a slight curve, northwesterly 57.04 feet to the point of beginning.

Being the same property conveyed to Dorsey H. Tynes and wife, Carolyn S. Tynes, by Warranty Deed from Howart L. Beard and wife, Estelle M. Beard, of record in Book 4728, Page 136, in the Register's Office of Davidson County, Tennessee, dated July 13, 1973 and recorded on July 16, 1973. Dorsey H. Tynes having since died on November 16, 2017, leaving Carolyn S. Tynes the surviving tenant by the entirety. Carolyn S. Tynes having since died on January 26, 2022, leaving her children: Linda Clinch, Carrie Patton, and Christy Lankford as her heirs at law. See File No. 22P370, in the Circuit Court for Davidson County, Tennessee, Probate Division.

See also Affidavits of Heirship recorded in Instrument No. 20220816-0092762 and Instrument No. 20220816-0092763, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tyne Valley Estates, Section 5, as recorded in Plat Book 3600, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3766, Page 609, Book 3788, Page 404, and Book 3813, Page 383.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7758, Page 693 and Book 7814, Page 371.

This is improved property located at: 5910 Robert E. Lee Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2022.

Linda Clinch

Carrie Patton

Christy Lankford

The Estate of Carolyn S. Tynes

By: _____
C. Benton Patton, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Clinch, Carrie Patton and Christy Lankford with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2022.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Benton Patton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Carolyn S. Tynes, the maker or the constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2022.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____