This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Karen Johnson Davidson County
Batch# 905587 DEEDWARR
08/19/2022 01:48:53 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220819-0094091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of AUGUST, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
LaToya Perkins 8132 Bonnafair Drive Hermitage, TN 37076	New Owner	074 04 0 034.00

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 Daniel Hayes, a married man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Latoya Perkins, an unmarried person, and Rochelle Perkins, an unmarried person, Tenants in common ,** 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:

Being Lot No. 7, on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Daniel Hayes, A Married Man, by Warranty Deed from Michael R. McCloskey, An Unmarried Man, of record in Instrument No. 20220512-0054842, in the Register's Office of Davidson County, Tennessee, dated May 03, 2022 and recorded on May 12, 2022.

Being the same property conveyed to Michael R. McCloskey, unmarried, by Warranty Deed from David Edward Lovell and Pamela Franklin Lovell, Co-Trustee of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015, of record in Instrument No. 20160516-0048469, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 16, 2016.

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 8132 Bonnafair Drive, Hermitage, TN 37076.

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 19 day of AUGUST, 2022

PHILLIP DANIEL 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 DANIEL 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 19 day of August, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON