Karen Johnson Davidson County
Batch# 909659 DEEDWARR
08/30/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20220830-0097696

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

File No.: P22-5044-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sam Jayakumar	Fam Bank	
(NAME)	(NAME)	Parcel ID(s): 092-03-0-165.00
2215 Albion Street	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Teresa Hayes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam Jayakumar, a married man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Map of the Subdivision of Lot No. 3 of the Harding Lytle Tract, of record in Book 547, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Southerly side of Albion Street and runs back between parallel lines to an alley in the rear which measures 50 feet, the depth of the lot not being shown on said plan.

Being the same property conveyed to The Clifton Hayes, Jr. & Mattie E. Hayes Revocable Living Trust, Clifton Hayes, Jr. & Mattie E. Hayes, Trustees by Quitclaim deed from Clifton Hayes, Jr. & Mattie E. Hayes of record in Instrument No. 20000410-0035666 Register's Office for Davidson County, Tennessee, dated April 07, 2000 and recorded on April 10, 2000.

Being the same property conveyed to Teresa Hayes by Quitclaim deed from The Clifton Hayes, Jr. & Mattie E. Hayes Revocable Living Trust of record in Instrument No. 20090116-0004252 Register's Office for Davidson County, Tennessee, dated January 14, 2009 and recorded on January 16, 2009.

Robert Eslick joins in the executin of this instrument to convey his interest as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2215 Albion Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 our hands this 18TH day of August, 2022.

Teresa Hayes

Teresa Hayes

Robert Eslick

Robert Eslick

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Hayes and Robert Eslick, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 18 day of August, 2022.

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: Jan 8 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC
ELIZA WHITFIELD
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025