This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 909693 DEEDWARR
08/30/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220830-0097751

ADDRESS NEW OWNER:
Christina Garza & Joseph Martin
3046 Penn Meade Way
Nashville, TN 37214

SEND TAX BILL TO:
NEW OWNERS

MAP/PARCEL 052-13-0B-164.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Haynes and Melissa Haynes, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Christina Garza and Joseph Martin,** Joint Tenants **, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 3 of record in Plat at Instrument No. 200103300030661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris Haynes and Melissa Haynes, husband and wife by Special Warranty deed from U.S. Bank National Association as Trustee of record in Instrument No. 20080722-0074956 Register's Office for Davidson County, Tennessee, dated July 02, 2008, and recorded on July 22, 2008.

This is improved property known as: **3046 Penn Meade Way, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 26th day of August, 2022.

WITNESS MY HAND on this the 26th day of August, 2022.

Chris Haynes

Melissa Haynes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chris Haynes and Melissa Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $299,900.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____

File No: 220385

Certificate of Authenticity

I, Tonya Loftin, 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 8/26/2022.

Date

Tonya Loftin
Affiant Signature

August 30, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)