Karen Johnson Davidson County
Batch# 911920 DEEDWARR
09/02/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220902-0099127

WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Htoi Shawng	Same as Owner	Parcel ID: 148 13 0 131.00
(NAME)	(NAME)	
5004 Cypress Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Glenda Joy Hayes, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Htoi Shawng, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Fairlane Park, of record in Plat Book 2331, Page 108, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 60 fronts 85 feet on the east side of Cypress Drive and runs back 147.2 feet on the north line and 135 feet to the south line to a dead line in the rear on which it measures 77.3.

Being the same property conveyed to Glenda Hayes, a single woman from Annie S. Lane, unmarried by Warranty Deed dated November 21, 2007 and recorded on November 29, 2007 in Instrument No. 20071129-0138518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5004 Cypress Drive, Nashville, TN 37211

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 31st day of August, 2022

Glenda Joy Hayes

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Glenda Joy Hayes, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)

DAKOTA UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 8/31/22 (date of document).

Emilee Gibson
Affiant Signature

9/2/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of September, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County