This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18984-AP

Karen Johnson Davidson County
Batch# 922436 DEEDWARR
09/28/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220928-0107176

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Toni Belyea
Affiant

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 27th day of September, 2022.

Notary Public
My Commission Expires: 11/8/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Christopher Mayo Elizabeth Jane Mayo 200 Treutland Ave Nashville, TN 37207	First Community Mortgage, Inc. 262 Robert Rose Drive Ste 200 Murfreesboro, TN 37129	082-11-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thom Hazelip and wife, Michele Hazelip**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Scott Christopher Mayo and Elizabeth Jane Mayo, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 66 on the Map of Bryan's Addition to Edgefield, now East Nashville, according to survey and plat of same appearing of record in Plat Book 21, page 63, in the Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thom Hazelip and wife, Michelle Hazelip by Warranty Deed from Jon L. Hazelip and wife, Carolyn Hazelip, dated May 19, 2006, recorded May 23, 2006, of record in Instrument No. 20060523-0060713, Register's Office for Davidson County, Tennessee.

Michele Hazelip is one in the same as Michelle Hazelip

This is improved property located at: **200 Treutland Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 27th day of September, 2022.

GRANTOR:

Thom Hazelip

Michele Hazelip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thom Hazelip and Michele Hazelip, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202209280107176

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9.27.22.

Affiant Signature

9.27.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of September 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON