Karen Johnson Davidson County
Batch# 925063 DEEDWARR
10/04/2022 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20221004-0109448

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Joseph Hyken 504 Grand Lagoon Madison, TN 37115	Chase Records Center 700 Kansas Ln. Monroe, LA 71203	052-08-0A-299-00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra M. Church**, an unmarried woman "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Hyken,** an unmarried person "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase Two, Section Five, Heron Walk, a Planned Unit Development of record in Plat Book 9700, Page 923, 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 Sandra M. Church by Warranty Deed from Steven A. Bracy and wife, Jennifer L. Bracy of record in Instrument No. 20100407-0026173 Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 07, 2010.

This conveyance is subject to any and all existing restrictions and easements of record.

(For Informational Purposes Only)
Being known as: 504 Grand Lagoon, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of September, 2022.

(SEAL)
Sandra M. Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2022, before me personally appeared Sandra M. Church, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2022.

Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2022.

Notary Public
My commission expires: 5/9/2026
File No. 2022-1206

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 10/04/2022 ____ (date of document).

Affiant Signature

10/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of October, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025