Karen Johnson Davidson County
Batch# 939804 DEEDWARR
11/09/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20221109-0120365

This instrument prepared by:
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Nashville, TN 37215
TN BPR # 11639
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Affiant

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Subscribed and sworn to before me, this 9 day of NOVEMBER, 2022.

Notary Public
My commission expires: 5-7-24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Raquel M. Bueno Griffin 3186 Ivey Point Road Goodlettsville, TN 37072	New Owner	016 00 0 019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP DANIEL HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **HAROLD W. GRIFFIN** and **RAQUEL M. BUENO GRIFFIN, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

All that certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described more particularly as follows, to-wit:

A small tract of land in the 10th Civil District of said County and State lying on the South side of Ivy Point Road; Beginning at an iron pin 22 poles East of Bell's line and in J. Abner Binkley's line and running thence with the said Road 22 poles to a point; thence 20 poles with Bell's line to an iron pin; thence North 16 2/3 poles to the beginning, containing by estimation 1 acre, more or less.

Being the same property conveyed to Phillip Daniel Hayes, by Warranty Deed from L&L TN R, LLC., a Wyoming limited liability Company and DHB R, LLC., a Wyoming limited liability company, of record in Instrument No. 20211124-0156113 Register's Office for Davidson County, Tennessee dated November 19, 2021 and recorded on November 24, 2021.

Being the same property conveyed to L&L TN R, LLC., a Wyoming limited liability company, as to a undivided 50% interest and DHB R, LLC., a Wyoming limited liability company, as to a undivided 50% interest, by Quitclaim Deed from Anchored Capital LLC., a Tennessee Limited Liability Company, of record in Instrument No. 20211117-0153034 Register's Office for Davidson County, Tennessee dated August 27, 2021 and recorded on November 17, 2021

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, of record in Instrument No. 20211112-0150968 Register's Office for Davidson County, Tennessee dated October 28, 2021 and recorded on November 12, 2021.

Being the same property conveyed to Annie B. Nicholson by Warranty Deed from Joseph W. Adcock, a single person of record in Book 6052, Page 301 Register's Office for Davidson County, Tennessee dated May 02, 1983 and recorded on May 05, 1983.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 3186 Ivey Point Road, Goodlettsville, TN 37072.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 my hand this 9 day of NOVEMBER, 2022

PHILLIP DANIEL HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP DANIEL HAYES, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 9 day of November, 2022

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of November, 2022.

Affiant Signature
Date 11/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

