	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,900.00 Affiant Subscribed and sworn to before me, this the 6th day of December, 2022. Notary Public My Commission Expires: 10/25/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 949569 DEEDWARR
12/08/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20221208-0127986

ALEJANDRA HOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Sean Ray Haggerty and Elizabeth Boxx Haggerty	New Owner	071-01-0-025.00 and
508 Yokley Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jacob A. Thomas and Tonya D. Thomas, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Ray Haggerty and Elizabeth Boxx Haggerty, husband and wife

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, described as follows, to-wit:

Being Lot No. 13 on the Map of the Subdivision of Hardin Yokley's tract not of record, described as follows:

Being at a point on the Southerly margin of Yokley Road, said point being 149 feet West of the intersection of Yokley Road and Old Matthews Road; running thence North 82 degrees West along said line of Yokley Road 50 feet to a point on the Easterly line of Lot 12 as shown on said map; thence along the last named line, South 8 degrees West 150 feet to the Southerly common corner of Lots Nos 12 and 13, as shown on said map; thence along the Southerly line of said Lot No. 13 South 82 degrees East 50 feet to the Easterly line of said Lot No. 13; thence along the last named line, North 8 degrees East 150 feet to the point of beginning.

BEING the same property conveyed to Jacob A. Thomas and Tonya D. Thomas, husband and wife, by Quitclaim Deed from Tonya Denise Kiker n/k/a Tonya D. Thomas, married, dated 7/10/2019 and recorded 7/22/2019 in Instrument No. 20190722-0071732; and being the same property previously conveyed to Tonya Denise Kiker by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 8/3/2012 and recorded 8/27/2012 in Instrument No. 20120827-0077147, Register's Office for Davidson County, Tennessee.

Power of Attorney for Fannie Mae of record in Instrument No. 20090520-0046582, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 508 Yokley Drive, Nashville, TN 37207.

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 said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 6th day of December, 2022.

Jacob A. Thomas

Tonya D. Thomas

STATE OF TEXAS
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob A. Thomas and Tonya D. Thomas with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at (City) Chandler, (State) Texas, this 6th of December, 2022.

Janis McGovern
Notary Public

My Commission Expires:

(SEAL)

JANIS MCGOVERN
Notary Public, State of Texas
Comm. Expires 08-31-2025
Notary ID 195321-0

Certificate of Authenticity

I, Jameika Jones, 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 **December 6, 2022**.

Date

Jameika Jones

Affiant Signature

12/08/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of December, 20 22.

Notary's Signature

My Commission Expires: _____

Date

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

Notary's Seal (if on paper)