Karen Johnson Davidson County
Batch# 953696 DEEDWARR
12/21/2022 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,068.30
20221221-0131745

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 6/06/2026

File No. BC-22-3401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert & Lux, PLLC	NEW OWNER	
(NAME)	(NAME)	
140 North Main Street	140 NORTH MAIN STREET	018-16-0-173.00, 018-16-0-174.00 & 018-16-0-175.00, ,
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Scott Kendall Haynes, Executor of the Estate of Barbara Jean Haynes**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herbert & Lux, PLLC**,* HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*** a Tennessee limited liability company**

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand effective this 20th day of December, 2022.

- SIGNATURES ATTACHED ON FOLLOWING PAGE -

The Estate of Barbara Jean Haynes

By: Scott Kendall Haynes, Exe
Scott Kendall Haynes, Executor

STATE OF TENNESSEE
COUNTY OF Davidson County

On this 16th day of December, 2022, before me personally appeared **Scott Kendall Haynes, Executor**, 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 16th day of December, 2022.

Notary Signature
My commission expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Document Warning Page

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being situated on the West side of Main Street in Goodlettsville, in the 10th Civil District of said County, and beginning on the west margin of said Street at its intersection of the south line of an alley leading westwardly to Link Street, said point of beginning being the northeast corner of the lot conveyed to J. M. Smotherman and wife, by Allen Mathes and his mother, Mary Mathes, by deed dated September 10, 1926, and of record in Book 739, Page 40, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Street, southwardly 18 feet more or less to the wall of the said J. M. Smotherman's storehouse; thence with the same westwardly and continuing in the same direction parallel with the wall 77 feet more or less to the easterly margin of an alley; thence with the easterly margin of said alley, northwardly 18 feet more or less to an iron pin in the southerly margin of the first mentioned alley; thence with the same eastwardly 77 feet more or less to the beginning.

Parcel 2:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, situated on the westerly side of Main Street in the Town of Goodlettsville, described as follows:

Beginning at a point in the westerly margin of said Main Street at the northeast corner of the property conveyed to J. L. Smiley by deed from Mrs. Mary Mathes, et al, as of record in Book 846, Page 641, Register's Office for said County; thence with said Smiley's northerly line Westerly 77 feet to the easterly margin of an alley; thence with the easterly margin of said alley northerly 67 feet 8 inches to the southwest corner of the property conveyed to J. W. Hitt by deed from J. M. Smotherman and wife, of record in Book 785, Page 130, said Register's Office; thence with said Hitt's southerly line easterly 77 feet to the westerly margin of said Main Street; thence with the westerly margin of said Main Street Southerly 67 feet 8 inches to the beginning.

Both Parcels being the same property conveyed to Joe M. Haynes and Barbara N. Haynes, as tenants in common by Quitclaim Deed from James L. Smith and wife, Donna H. Smith of record in Book 5767, Page 745, Register's Office for Davidson County, Tennessee, dated July 01, 1981 and recorded on July 09, 1981. The said Joe M. Haynes having since died January 26, 2018 and by Last Will and Testament filed for Probate in Docket No. 18P914, Seventh Circuit Court of Davidson County, Tennessee, devised his entire interest to his wife Barbara Jean Haynes.

Being the same property conveyed to Barbara Jean Haynes (Also Known as Barbara N. Haynes) by Executor's Quitclaim Deed from Scott K. Haynes, Executor or the Estate of Joe Mann Haynes, deceased of record in Instrument No. 20200610-0059384, Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 10, 2020. The said Barbara Jean Haynes having since died January 13, 2022 leaving a Last Will and Testament filed for Probate in Docket No. 22P366, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, the subject property was included as part of the probate estate of Barbara Jean Haynes, subject to the control of her Executor, Scott Kendall Haynes.

For informational purposes only:

This is improved property more commonly known as:

138, 142,140 North Main Street, Goodlettsville, TN 37072.

Certificate of Authenticity

I, Leslie G. Hayes, 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 12/16/2022.

Date

Affiant Signature

12/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of December, 2022.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)