Karen Johnson Davidson County
Batch# 954400 DEEDWARR
12/22/2022 10:18:13 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20221222-0132047

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/20/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4242

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth Hayman, III and Anna Hayman	Same as new owner	146-16-0-065.00
5109 Trousdale Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

987, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Hayman, III and Anna Hayman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 61 on the Plan of Brentwood Hall Section III of record in Plat Book 2133, Page 14, 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 Michael A. Brody-Waite and Alexandra L. Brody-Waite, husband and wife by Warranty deed from Kurt Richards, married man and wife Brandi Richards of record in Instrument No. 20110518-0038078 Register's Office for Davidson County, Tennessee, dated May 16, 2011 and recorded on May 18, 2011.

Being the same property conveyed to Michael A. Brody-Waite, a married man by Quitclaim deed from Alexandra L. Brody-Waite, a married woman and Michael A. Brody-Waite of record in Instrument No. 20150202-0009721 Register's Office for Davidson County, Tennessee, dated January 26, 2015 and recorded on February 02, 2015.

Being the same property conveyed to 987, LLC, a Tennessee limited liability company by Quitclaim deed from Michael A. Brody-Waite, an unmarried man of record in Instrument No. 20150911-0092670 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 11, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5109 Trousdale Drive Nashville, TN 37220

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 that we 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 hand on December 20, 2022.

987, LLC, a Tennessee Limited Liability Company

By: _____
Michael A. Brody-Waite, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael A. Brody-Waite with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole Member (or other officer authorized to execute the instrument) of 987, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 20, 2022.

_____
Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4242
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Return to:
Brody Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: B ELAM 22 5109