Karen Johnson Davidson County
Batch# 959371 DEEDWARR
01/09/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230109-0001773

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Raymond Renald Romano III
Affiant

Subscribed and sworn to before me, this 6th day of JANUARY, 2023.

Notary Public
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond R. Romano III 2304 Seifried Street Nashville, TN 37208	New Owner	081 06 0 377.00

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 **Chadwin Jase Clark and Raymond Renald Romano, III, spouses married to each other,** 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:

Land in Davidson County, Tennessee, being Lot No. 38 and the Westerly 8 feet of Lot No. 39 on the Map of the Subdivision of the South part of the Nichol Property, in the 8th Civil District of said County, a plan of which is of record in Plan Book 2, Page 49, Chancery Court at Nashville.

Said lot and part of lot adjoin and front together 58 feet on the Northerly side of Seifreid Street, formerly Tucker Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Phillip Daniel Hayes, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20211025-0142814, in the Register's Office of Davidson County, Tennessee, dated October 15, 2021 and recorded on October 25, 2021.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Fred W. Kelly, Sr. and wife, Janice Kelly, of record in Instrument No. 20211025-0142813, in the Register's Office of Davidson County, Tennessee, dated October 14, 2021 and recorded on October 25, 2021.

Being part of the same property conveyed to Fred W. Kelly, Sr. and wife, Janice Kelly, by Warranty Deed from Cynthia P. Henry, of record in Book 9226, Page 304, in the Register's Office of Davidson County, Tennessee, dated January 6, 1994 and recorded on January 21, 1994.

This property is not the marital or principal residence of the grantor herein.

This property is improved property known as 2304 Seifried Street, Nashville, TN 37208.

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 31 day of December, 2022

PHILLIP DANIEL HAYES

Acknowledgment

STATE OF ALABAMA
COUNTY OF Houston

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 31st day of December, 2022.

Notary Public
Commission expiration date: 03-01-2026

ADDISON MILLER NOTARY PUBLIC MY COMM EXP.03-01-2026 ALABAMA STATE AT LARGE

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12-31-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-31-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** December **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM