**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5585

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Lawrence

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January, 2023

Notary Public

Commission Expires: 11/30/2024

SAMANTHA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Karen Johnson Davidson County
Batch# 965461 DEEDWARR
01/30/2023 09:10:53 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20230130-0006660

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brian Adam Hayes and<br>Hailee Jo Hayes<br>6604 Valleypark Drive<br>Nashville, TN 37221 | NEW OWNER | 126-16-0A-051.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Joanne Frazee, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brian Adam Hayes and wife, Hailee Jo Hayes**

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, being Lot No. 51 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Joanne Frazee, a single woman, by Warranty Deed from Karen S. Winkler and husband, Marshall H. Winkler of record in Instrument No. 20200612-0060293, Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 12, 2020. (Value of consideration shown in aforementioned deed $330,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6604 Valleypark Drive, Nashville, TN 37221

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 so 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.

Dated this the 26 day of July, 2023.

Joanne Frazee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of July, 2023, before me personally appeared Joanne Frazee, 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 26 day of July, 2023.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023