WARRANTY DEED

Karen Johnson Davidson County
Batch# 974231 DEEDWARR
02/24/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20230224-0013384

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 3-3-25

(AFFIX SEAL)

MELMORE WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Hayes	Same	
(NAME)	(NAME)	080120015.00
3201 Panorama Dr	3201 Panorama Dr.	
(ADDRESS)	(ADDRESS)	
Nash. TN 37218	Nashville, TN 37218	
(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, **Camille Denise Russell, Margaret Elizabeth Frances King, and Gabrielle King White** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Hayes**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 260 on the Plan of Bordeaux Gardens, SEction I, as of record in Book 3300, Page 91, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Camille Denise Russell, 1/3 interest, Gabrielle King White, 1/3 interest and Margaret Elizabeth Frances King, 1/3 interest, by virtue of that certain Affidavit of Heirship Deed dated February 17, 2022, and being of record at Instrument No. 20220228-0022027 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Helen I. King by virtue of Warranty Deed dated February 11, 1988 at Book 7469, Page 601 in the said Register's Office. Helen I. King having passed on/or about August 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3201 Panorama Dr. Nashville, TN 37218
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of February, 2023.

Camille Denise Russell

Margaret Elizabeth Frances King

Gabrielle King White, by Margaret Elizabeth Frances King - Attorney in fact

Gabrielle King White, by Margaret Elizabeth Frances King, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Camille Denise Russell and Margaret Elizabeth Frances King**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2023, before me personally appeared Margaret Elizabeth Frances King to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gabrielle King White, and who acknowledged that she executed the same as the free act and deed of said Gabrielle King White.

WITNESS my hand and official seal at office this 24th day of February, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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 2-24-23.

Cari Allen
Affiant Signature

2-24-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/8/25