THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13830-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 712,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2023. Notary Public MY COMMISSION EXPIRES: 05/23/2023 (AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Esby Bailey and Howard Peter Sutcliffe	Same as	
1130 N 7th Street	Newowner	071-16-0-239.00
Nashville, TN 37207		
(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, WE, **New Day Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Esby Bailey, unmarried, and Howard Peter Sutcliffe, unmarried, as tenants in common with rights of survivorship**

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 Nashville, Davidson County, Tennessee, being Lot No. 201 on the Map of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 201 fronts 30 feet on the West side of North 7th Street and runs back between a parallel line along the South margin of Richardson Avenue 165 feet to an alley.

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed from Keturah A. Thompson a/k/a Keturah A. Caruthers and Charles T. Caruthers and Millicent C. Caruthers and Lawrence E. Caruthers and Lydia J. Caruthers of record in Instrument No. 202111220154512 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from New Day Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220211-0016070 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 11, 2022.

Scrivener's Affidavit of record in Instrument No. 20220302-0023653, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1130 N 7th Street, Nashville, TN 37207**

Karen Johnson Davidson County
Batch# 983304 DEEDWARR
03/22/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,634.40
20230322-0020657

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 our hands this the 20th day of March, 2023.

New Day Homes, LLC

BY: _____
Jordan Tarajano, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Project Manager and Authorized Agent of New Day Homes, LLC, the within named bargainor, and that he as such Project Manager and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of New Day Homes, LLC, by himself as Project Manager and Authorized Agent.

Witness my hand and seal, at office in Brentwood, Tennessee, this 20th day of March, 2023.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10-2-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 20, 2023**.

Date

D Hardwick

Affiant Signature

March 21, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026