STATE OF Tennessee
COUNTY OF Wilson

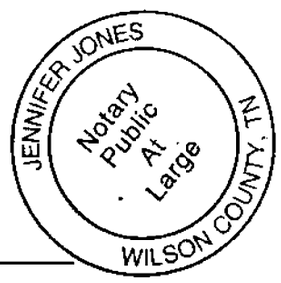
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES: 3-2-25
File No. 23-18401

Karen Johnson Davidson County
Batch# 990376 DEEDWARR
04/11/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230411-0026161



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chris Haynes (NAME)	new owner (NAME)	133-02-0-263.00
4683 Cairo Bend Road (STREET ADDRESS)	(STREET ADDRESS)	
Lebanon, TN 37087 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patsy Beasley Adair, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Haynes, a married man**, 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. 18 and the west half of Lot No. 17 on the Plan of Nolen Heights of record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 and the west half of Lot No. 17 front together 75 feet on the north side Chilton Street adn run back between parallel lines 160 feet to an alley.

Being the same property conveyed to E. C. Waters and wife, Josie Waters by Warranty Deed from Sam F. Waller and wife, Ida E. Waller, dated September 4, 1913, and recorded on September 15, 1913, of record in Book 444, Page 524, Register's Office for Davidson County, Tennessee. The said Edgar Carlton Walters (also known as E. C. Waters) died January 17, 1933, leaving Josephine "Josie" Harper Waters as the surviving tenant by the entirety.

Josephine "Josie" Harper Waters died on August 29, 1956, her estate being administered through Davidson County Probate Court, Last Will and Testament recorded in Will Book 69, Page 137, vesting subject property to Dorothy Louise Waters Beasley with a Life Estate, and Patsy Beasley Adair with the Remainder Interest. The said Dorothy Louise Waters Beasley died intestate on February 8, 2014. Joe Edward Beasley joined in to convey any interest he may have had in subject property, by QuitClaim Deed to Patricia Beasley Adair, recorded simultaneously herewith, of record in Instrument No. 20230411002616O, Register's Office for Davidson County, Tennessee. The the current owner is Patsy Beasley Adair possessing the reminder interest.

Patsy Beasley Adair and Patricia Beasley Adair are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 209 Chilton Street, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 6th day of April, 2023.

Patsy Beasley Adair

Patsy Beasley Adair

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of April, 2023, before me personally appeared Patsy Beasley Adair, 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 6th day of April, 2023.

Notary Signature
My commission expires: 5/7/26

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO:

Chris Haynes
4683 Cairo Bend Rd
Lebanon, TN 37087

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

April 6. 2023

Affiant Signature

Date: 4-10-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10 day of April 20 23

Notary Signature

My Commission Expires:

