Karen Johnson Davidson County
Batch# 990431 DEEDWARR
04/11/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230411-0026222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of April, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

2023-03-737

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hailey N. Kornman and Tulio R. Guimaraes 3532 Fair Meadows Drive Nashville, TN 37211	OWNER	Map/Parcel 180-04-0B-124.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Daves, III and Janice Daves, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Hailey N. Kornman, an unmarried woman, and Tulio R. Guimaraes, an unmarried man, as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 134 on the Plan of Final Plat of Brookview Forest, Phase IV of record in Plat at Instrument No. 20061107-0138639, 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 James H. Daves, III and Janice Daves, husband and wife by Warranty deed from Kenneth Brice, a married man of record in Instrument No. 20140602-0047392 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 02, 2014.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable; zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3532 Fair Meadows Drive, 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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Effective the 10th day of April, 2023:

James H. Daves, III

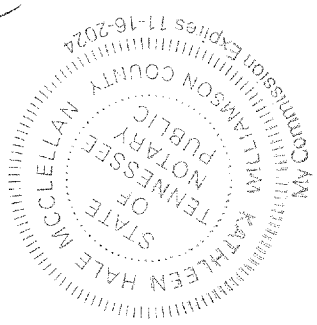
Janice Daves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of April, 2023, before me personally appeared James H. Daves, III and Janice Daves, 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 10 day of April, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 April 10, 2023.

Date

Affiant Signature

4/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of April, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024