Karen Johnson Davidson County
Batch# 992338 DEEDWARR
04/14/2023 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20230414-0027552

DONNELL E. HAYDEN, SR., ET UX

TO: WARRANTY DEED

AUBREY B. SALING

THIS WARRANTY DEED OF REALTY, executed as of the 14th day of April, 2023, by Grantors, DONNELL E. HAYDEN, SR. and wife, MAKISHA M. HAYDEN, to Grantee, Aubrey B. SALING, a married woman,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County.
>
> Said Lot No. 54 fronts 55.0 feet on the easterly side of Mexico Drive and extends back 124.84 feet on the northerly line and 124.7 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.
>
> Being the same property conveyed to Donnell E. Hayden, Sr., and wife, Makisha M. Hayden by Trustees Deed from Bill Herrman, dated April 6, 2001, recorded April 14, 2003 at 1:25 PM, appearing of record in Instrument No. 20030414-0049270, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.*

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all

enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DONNELL E. HAYDEN, SR. Grantor

MAKISHA M. HAYDEN Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Donnell E. Hayden, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of April, 2023

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Makisha M. Hayden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of April, 2023

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name
and Mailing Address:

Aubrey B. Saling
5389 Brick Church Pike
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
3218 Mexico Dr.
Nashville, TN, 37218

Map and Parcel No.
080-08-0-268.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $220,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of April, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/20/2025

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

April 14, 2023.

Affiant Signature

April 14, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 14th day of April, 2023,

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY