STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,500.00

Affiant

Subscribed and sworn to before me, this 3 day of May, 2023.

Notary Public
My commission expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Karen Johnson Davidson County
Batch# 999387 DEEDWARR
05/03/2023 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,341.25
20230503-0032953

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aniya Secquoia Strong	**New Owner**	**172120D53800CO**
509 Saint Jules Ln		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGE, WE,

Edgar Paul Hayes, Jr and Paula Hayes, husband and wife, and Evan McCoy Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aniya Secquoia Strong, single woman

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 Unit No. 804, as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village. a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes. A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record in Instrument No. 20060622-0074677, Register's Office for Davidson County, Tennessee, also being part of the same property shown as Lot No. 508, on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edgar Paul Hayes, Jr. and Paula Hayes, husband and wife, and Evan McCoy Brown, unmarried man, by Warranty Deed from Bryan E. Hunziker and Dianne E. Hunziker, husband and wife, and D. Scott Weaver and Nancy G. Weaver, husband and wife, as tenants in common, dated May 22, 2020, of record in Instrument No. 20200603-0056730, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Detention Agreement of record as Instrument No. 20050822- 0099609 in said Register's Office.

Restriction Amendment of record in Instrument No. 20220228-0022407, said Register's Office.

Easements of record in Instrument No. 20130626-0065783, Instrument No. 20130916-0097049, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 509 Saint Jules Ln, 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 in 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.

_____ Date: 5/1/23
Edgar Paul Hayes, Jr

_____ Date: 5/1/2023
Paula Hayes

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

Personally appeared before me, a Notary Public of said County and State, Edgar Paul Hayes, Jr and Paula Hayes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 01 day of MAY, 2023.

DIANE B. COFFIN NOTARY PUBLIC NEW HANOVER COUNTY, NC

_____
NOTARY PUBLIC

My Commission Expires: MARCH 23, 2024

Date: 4-18-23

Evan McCoy Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Evan McCoy Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of April, 2023.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MICHELLE CRAWFORD
MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

Certificate of Authenticity

I, Aimee Cain, 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 May 1, 2023.

Date

Aimee Cain

Affiant Signature

May 3, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

My Commission Expires: **My Commission Expires: May 18, 2024**

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024