Karen Johnson Davidson County
Batch# 1000250 DEEDWARR
05/05/2023 01 08 18 PM 2 pgs
Fees $13 00 Taxes $429 20
20230505-0033590

This Instrument was Prepared by
FLIPPIN LAW GROUP, P.C.
P.O. Box 160
Humboldt, TN 38343

WARRANTY DEED

For the consideration hereinafter set forth, we, **DONALD R. HALEY AND BETTY HALEY** have this day bargained and sold and does by this deed hereby alien, grant, transfer and convey unto **JAMES DAVIES** the following described real estate, lying and being situate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of D. D. Philips Silverdene Park Subdivision, of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above description, but excluded therefrom, is that part of said property conveyed to the Nashville Housing Authority by deed from Alfred C. Rutherford, Clerk of the Circuit Court, of record in Book 4031, Page 391, Register's Office for Davidson County, Tennessee.

Property Address: 923 Silverdene Pl
Nashville, TN 37206
082 12 0 241.00

SOURCE OF TITLE: Being the same property conveyed to Donald R. Haley and Betty Haley, husband and wife, as joint tenants with rights of survivorship but not as tenants in common by Quit Claim Deed of record at Instrument No. 201812060119202, dated 11/30/2018 and recorded 12/06/2018, in the Register's Office of Davidson County, Tennessee.

To have and to hold the above described real estate to the said Grantee, his heirs and assigns forever, together with all improvements and appurtenances thereunto belonging.

The Grantors covenant with the said Grantee, his heirs and assigns, that the Grantor is lawfully seized and possessed of the above described real estate, and she has a good and lawful right to sell and convey the same; that said real estate is unencumbered except as hereinafter set forth; and for himself, his heirs, executors and administrators, covenant that they will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

The Grantee expressly assumes and agrees to pay the real estate taxes on said real estate for the year 2023.

The consideration for this sale and transfer is One Hundred Sixteen Thousand and 00/100 Dollars ($116,000.00), cash in hand paid, the receipt of which is hereby acknowledged.

In witness whereof, the Grantors have subscribed their names hereto on this 3 day of May, 2023.

Donald R Haley
DONALD R. HALEY

Betty J. Haley
BETTY HALEY

STATE OF TENNESSEE
COUNTY OF _____

On this 3 day of May, 2023 before me personally appeared **DONALD R. HALEY AND WIFE, BETTY HALEY** to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee

My commission expires: 3-6-2024

Orlando Melendez
NOTARY PUBLIC

New Owner and address:
Send Tax Notice to: James Davies

James Davies

2930 Morgan Rd
Joelton TN 37080

I, or we, hereby swear or affirm that the consideration for this transfer or value of the property transferred, whichever is greater, is $116,000.00 which amount is equal to or greater than the amount which the property described would command at a voluntary sale.

Affiant

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

Orlando Melendez 3-6-2024
NOTARY PUBLIC
My commission expires:

ORLANDO MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024