Karen Johnson Davidson County
Batch# 1016117 DEEDWARR
06/16/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230616-0046233

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 465,000.00.

Affiant

Subscribed and Sworn before me this 25th day of May , 2023.

Notary Public
My commission expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Amanuel Ayele 1247 Summer Shade Drive, Nashville, TN 37013	New Owner	164-12-0B-024-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jim Hyde, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanuel Ayele,** married man "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Bright Pointe SP Subdivision, Phase 1B, of record in Instrument No. 20190523- 0048895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim Hyde, unmarried, by Quitclaim Deed from Jim Hyde, unmarried, and Yukari Hyde, unmarried with right of survivorship dated March 10, 2020 and recorded on March 10, 2020 in Instrument No. 20200310-0026909.

Jim Hyde is now married. Hailey Williams, his spouse, hereby joins this conveyance to convey any and all rights, title, and interest marital or otherwise.

This conveyance is subject to:
- Taxes and assessments for the year 2023, and subsequent years, not yet due and payable.
- All matters appearing on the Plan of record in Instrument No. 20190523-0048895 Register's Office for Davidson County, Tennessee
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180420-0037515 Register's Office for Davidson County, Tennessee.
- Charter of Bright Pointe Homeowner's Association, Inc., of record in Instrument No. 2080412-0034518 Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160520-0050859 Register's office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20180522-0049101 and Instrument No. 20180817-0081651 Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to common areas/elements.
- Subject to lien for special assessments contained in DCCR's/Master Deed.
- All other easements, appurtenances, and restrictions of record.

This is [X] improved [ ] unimproved property known as 1247 Summer Shade Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 24th day of May, 2023.

Jim Hyde

Hailey Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of May, 2023, before me personally appeared Jim Hyde and Hailey Williams, 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 24th day of May, 2023.

Notary Signature
My commission expires: 8-16-25

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/24/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

