Karen Johnson Davidson County
Batch# 1041582 DEEDWARR
08/23/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230823-0065855

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-07-572
Parcel ID: 091 16 0 030.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Blaine H. Smith, Trustee of 4410 Park Avenue Trust, 4410 Park Avenue Nashville, TN 37209	New Owner	Map/Parcel 091 16 0 030.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kristin Hayes, a single woman,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Blaine H. Smith, Trustee of 4410 Park Avenue Trust, a nominee trust u/a/d August 15, 2023**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4410 Park Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, Being the Easterly 50-Foot of Lot 311, of Block "A", Charlotte Park Company Addition, of Record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 311, Fronts 50 Foot along the Northerly Margin of Park Avenue and Extends back between Parallel Lines, 150 Feet to a Public Alley.

Being the same property conveyed to Kristin M. Hayes, an unmarried person by Warranty Deed from Toni J. Rothfuss, an unmarried person, of record in Instrument No. 20070710-0082019, in the Register's Office for Davidson County, Tennessee, dated July 02, 2007 and recorded on July 10, 2007.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this

22nd day of August, 2023.

Kristin Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2023, before me personally appeared Kristin Hayes, 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 22nd day of August, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 820,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22 day of August, 2023

Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/22/23 (date of document).

Affiant Signature

8/22/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of August, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY