This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615 414.1368 F 615.915 4964

Karen Johnson Davidson County
Batch# 1045573 **DEEDWARR**
09/01/2023 12 46 09 PM 2 pgs
Fees $13 00 Taxes $2,164 50

20230901-0068864

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $$585,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of August, 2023

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Julia Pate	New Owner	061 14 0 102 00
3823 Burrus Street		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL HAYES,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JULIA PATE, unmarried,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

Land in Davidson County, being Lot No 20 on the Map of Baxter Heights, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at a point in the Westerly margin for Burrus Street at the corner of Lots 20 and 21, thence with the line between said lots Westerly 186 9 feet to the East line of Lot 19, thence with the line between Lots 19 and 20, Southerly 74 43 feet to the North margin of Oak Street, thence with the margin of the same Easterly 138 feet to the beginning of a curve, thence around said curve, Northeasterly 28 34 feet to the West margin of Burrus Street, thence with the margin of Burrus Street, thence with the margin of the same Northerly 58 58 feet to the point of beginning

Being the same property conveyed to Daniel Hayes, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No 20220523-0059643, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on May 23, 2022

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Elizabeth Marlene Hoppe, unmarried, Robert Henry Grady Mingle, married, Charles Hutton Mingle, married, and William S Mingle and Kevin Wayne Mingle, Heirs at Law of the Estate of William Eugene Mingle, of record in Instrument No 20220523-0059642, in the Register's Office of Davidson County, Tennessee, dated April 11, 2022 and recorded on May 23, 2022

Being the same property conveyed to Charles Hutton Mingle, by Quitclaim Deed from Marion S Mingle, of record in Book 10741, Page 404, in the Register's Office of Davidson County, Tennessee, dated December 22, 1997 and recorded on December 31, 1997

Being the same property conveyed to William Eugene Mingle, Robert Henry Grady Mingle, and Charles Hutton Mingle to each one-fourth (1/4) interest as Tenants in Common, by Quitclaim Deed from Elizabeth Marlene Hoppe, reserving to herself a one-fourth (1/4) interest as a Tenant in Common and a life estate, of record in Book 9385, Page 758, in the Register's Office of Davidson County, Tennessee, dated March 03, 1994 and recorded on June 22, 1994 The said William Eugene Mingle having died on November 23, 2010, leaving William S Mingle and Kevin Wayne Mingle as surviving heirs See Affidavit of Heirship recorded in Instrument No 20220517-0057086 and Instrument No 20220517-0057087

Being the same property conveyed to Elizabeth Marlene Hoppe, by Warranty Deed from Herbert L Witcher and wife, Christine N Witcher, of record in Book 9178, Page 751, in the Register's Office of Davidson County, Tennessee, dated December 03, 1993 and recorded on December 07, 1993

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s)

This property is improved property known as 3823 Burrus Street, Nashville, TN 37075

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

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, his heirs, successors and assigns, forever Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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

WITNESS my hand this 31st day of August, 2023

DANIEL HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL HAYES, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 31st day of August, 2023

Notary Public
commission expiration date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON