Karen Johnson Davidson County
Batch# 1049428 DEEDWARR
09/13/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20230913-0071874

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/10/2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00. Affiant Subscribed and sworn to before me, this the 12th day of September, 2023. Notary Public My commission expires: 7/10/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Bobel Julie McCauley	NEW OWNERS	105-09-0-002.00 & 105-09-0-003.00
1721 15th Avenue South	1721 15TH AVENUE SOUTH	
Nashville, TN 37212	NASHVILLE, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL HAYES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BOBEL AND JULIE MCCAULEY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 PART OF LOT 65 ON O.B. HAYES' PLAN OF LARGE LOTS, CALLED "ROKEBY", OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at the northwesterly turn-out of Wedgewood Avenue and 15th Avenue South, thence with said Wedgewood Avenue N 82°17' 55" W, 120.69 feet to the northeasterly turn-out of said Wedgewood Avenue and Metro alley no. 436; Thence with a curve to the right having a radius of 19 feet, a distance of 30.55 feet; thence with said alley N 9° 50' 24" E, 53.51 feet to an iron pin; thence leaving said alley S 82°00'55" E, 159.27 feet to the west right of way of 15th Avenue South; thence with said 15th Avenue South S 9°25' 46" W, 53.02 feet; Thence with a curve to the right having a radius of 20 feet, a distance of 30.81 feet to the point of beginning and containing 0.26 acre, more or less. Per Survey completed by Patrick S. Coode TRLS No. 855 dated April 23, 2021.

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. 20210429-0057887 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 29, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1721 15th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2023.

Daniel Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of September, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 7, 2023**.

Date

D Hardwick

Affiant Signature

September 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026