WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050569 **DEEDWARR**
09/15/2023 12 06 57 PM 2 pgs
Fees. $13 00 Taxes $703 00

20230915-0072520

JM-CJ-23-2407B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Phillip Daniel Hayes	**NEW OWNER**	
(NAME)	(NAME)	**070-05-0-004 00**
4128 Lealand Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA BURROUGHS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP DANIEL HAYES, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No 17 of H E Simpkins Division of L G Curtis Lands, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee

Beginning at the Northwest corner of property conveyed to John Banhart and wife, by deed from T C Forsythe and wife, as of record in Book 1633, page 188, said Register's Office Thence, Westerly along the Northerly line of Lot No 17, 270 feet, more or less, to the Northwest corner of Lot No 17, thence, Southwesterly along the Westerly line of Lot No 16, 60 feet to a point, thence, Eastwardly, 270 feet, more or less, to John Banhart's Southwest corner, thence Northwardly, with John Banhart's Westerly line, 63 feet to the beginning

Being the same property conveyed to Gina Burroughs by Quitclaim Deed from Larry Joe Burroughs of record in Instrument No 20200916-0105642 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 16, 2020

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **2407 B Lloyd Ave, Nashville, Tennessee 37218**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 8th DAY OF SEPTEMBER, 2023

Gina Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of September, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212