Karen Johnson Davidson County
Batch# 1076584 DEEDWARR
11/30/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20231130-0092292

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

File Number: TN-23-1662

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 27th day of November, 2023.

Notary Public
My Commission Expires: 4/26/25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Sean Michael Haywood		075 00 0 119.00
906 Tulip Grove Road	NEW OWNER	075 00 0 147.00
Nashville, TN 37076		075 00 0 148.00

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, **Mark W. Provost and wife, Nancy L. Provost,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sean Michael Haywood, single,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

BEGINNING at a point on the westerly margin of Tulip Grove Road at the Northeast corner of the property conveyed to Billy R. Jones of record in Book 6897, page 498, Register's Office for Davidson County, Tennessee, thence with the Northwest line of the Billy R. Jones property N 63 deg. 21 min. 10 sec. W 1031.23 feet to a point; thence N. 12 deg. 07 min. 03 sec. E. 90.00 feet to a point; thence N 26 deg. 08 min. 48 sec. E 152.00 feet to a point; thence S 62 deg. 18 min. 53 sec. E 857.22 feet to a point; thence S 68 deg. 35 min. 26 sec. E. 174.23 feet to a point in the Easterly margin of Tulip Grove Road; thence with the margin of Tulip Grove Road S 20 deg. 55 min. 11 sec. W. 159.18 feet to a point; thence continuing with the margin of Tulip Grove Road S 20 deg. 54 min. 13, sec. West 90.00 feet to the point of beginning.

Being the same property conveyed to Mark W. Provost and wife, Nancy L. Provost by Warranty deed from Thomas Terry Beene and wife, Connie Parker Beene, dated December 29, 1993, of record in Book 9210, Page 380, in Register's office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 906 Tulip Grove Road, Nashville, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27th day of November, 2023.

Mark W. Provost

Nancy L. Provost

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark W. Provost and Nancy L. Provost with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of November, 2023.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Tonya Loftin, 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 11/27/2023.

Date

Tonya Loftin
Affiant Signature

November 29, 2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)