THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6795-WE

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson
Batch # 1083025
12/18/2023 10:55:09 AM
Fees: $13.00 Taxes: $1,087.80

Davidson County
DEEDWARR
2 pgs

20231218-0097276

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelby Goodfriend and Frank Whitfield, Jr	First Bank	
624 Hadley Village Boulevard	722 Columbia Avenue	044-14-0E-013.00-CO
Old Hickory, TN 37138-1055	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Andrew Ayme and Melissa Ayme, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelby Goodfriend and Frank Whitfield, Jr., wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 13 on the Plan of Hadley Village Owner' s Association, Inc. a Horizontal Property Regime with Private Elements of record in Exhibit " B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and 20201016-0120556 with Scrivener' s Affidavit of record at instrument No. 20200320-0030626, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Ayme and Melissa Ayme, husband and wife by Warranty Deed from Trillium Investment Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211007-0134813 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on October 07, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **624 Hadley Village Boulevard, Old Hickory, TN 37138-1055**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this the 15 day of December, 2023

Andrew Ayme

Melissa Ayme

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Ayme,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2023

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa Ayme,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2023

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public