Karen Johnson Davidson County
Batch# 1102397 DEEDWARR
02/20/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20240220-0011389

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

(Affiant)

Sworn to and subscribed before me this 16th day of February, 2024.

TIMOTHY L. STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Ella F King
9038 Rigden Mill Dr.
Nashville TN 37027

Send Tax Bills To:
New owner
Same

Map & Parcel No: 173-09-0A-532.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Cale Robert Hayes and Paxton Hayes, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Ella F. King, an unmarried woman, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 429 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Cale Robert Hayes, unmarried by Warranty Deed from Angela N. Cross, unmarried of record in Instrument No. 20191003-0101214 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 03, 2019. Cale Robert Hayes has since married. Paxton Hayes joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Cale Robert Hayes.

This is __X__ improved _____ unimproved property also known as 9038 Rigden Mill Drive, Nashville, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2024.

_____(SEAL)
Cale Robert Hayes

_____**(SEAL)**
Paxton Hayes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of February, 2024, before me personally appeared **Cale Hayes and Paxton Hayes, husband and wife**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2024.

_____
Notary Public:
My commission expires: 3.7.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2024-652

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **02/16/24** (date of document).

Affiant Signature

02/20/24

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **20** day of **February**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY