Karen Johnson Davidson County
Batch# 1108708 DEEDWARR
03/07/2024 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240307-0015907

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of March, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jordyn Taylor Trauernicht	United Wholesale Mortgage	086-01-0-040.00
(NAME)	(NAME)	
6011 Panama Drive	585 South Blvd. E.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Douglas Paul Haynes as Executor of the Estate of Floyd Douglas Haynes,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jordyn Taylor Trauernicht, unmarried** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 144, as shown on the map entitled Dodson Heights, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MILDRED CANTRELL, UNMARRIED, by deed from FLOYD D. HAYNES, UNMARRIED, of record as Instrument No. 20010810-0086169, dated August 6, 2001, said Register's Office.

MILDRED S. CANTRELL conveyed said property to MILDRED S. CANTRELL, TRUSTEE OF THE MILDRED S. CANTRELL REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20020806-0094317, dated August 5, 2002, said Register's Office.

MILDRED S. CANTRELL, TRUSTEE OF THE MILDRED S. CANTRELL REVOCABLE LIVING TRUST, conveyed said property to FLOYD D. HAYNES, UNMARRIED, by Quitclaim Deed of record as Instrument No. 20060818-0102151, dated August 18, 2006, said Register's Office.

FLOYD D. HAYNES, also known as FLOYD DOUGLAS HAYNES, died testate on or about December 2, 2023. Pursuant to the terms of his will of record in Docket No. 75PR1-2024-PR-99, in the Probate Court of Rutherford County, Tennessee at Murfreesboro, said property is to be administered as part of the probate estate.

The said Floyd D. Haynes being one in the same as Floyd Douglas Haynes.

This property is __unimproved _X_improved property known as: 6011 Panama Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of March, 2024.

Estate of Floyd Douglas Haynes

BY: Douglas Paul Haynes, ExecuJor
Douglas Paul Haynes, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Paul Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of Estate of Floyd Douglas Haynes, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/5/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/5/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY