This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1109384 DEEDWARR
03/11/2024 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,468.90
20240311-0016477

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $397,000

Affiant Signature

Subscribed and sworn to before me on this the 5th Day of March, 2024

Notary Public

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 6/22/26

NAME AND ADDRESS OF PROPERTY OWNER:
Robert J. Evanoff III
227 Glenstone Circle
Brentwood, TN 37027

SEND TAX BILLS TO:
Robert J. Evanoff III
227 Glenstone Circle
Brentwood, TN 37027

MAP AND PARCEL NUMBER: 171020A10800CO

WARRANTY DEED
24NT00139

Effective the 5th Day of March, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ashley E. Hyde and Hannah C. Hyde, as residuary devisees under the last Will and testament of Harry Robert Hyde, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert J. Evanoff III

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108 on the plan of Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 329, and Master Deed recorded in Book 6923, Page 943, as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730; rerecorded in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 574; Bylaws amended in Book 7423, Page 567 and Book 8074, Page 564 and Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551 register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Harry Robert Hyde, unmarried from Alyssa Martin Kennedy, married, (FKA Alyssa M. Martin, unmarried), by Warranty Deed dated 07/17/2009 and recorded 07/23/2009 in Instrument No. 20090723-0069168, Register's Office of said County.

Being the same property conveyed to Ashley E. Hyde and Hannah C. Hyde, as residuary devisees under the last Will and testament of Harry Robert Hyde, probated in the Davidson County Circuit court case no. 23P1676.

This is an improved property commonly known as: 227 Glenstone Cir, Brentwood, TN 37027-3916

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 5th day of March, 2024

Ashley E. Hyde

Ashley E. Hyde

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ashley E. Hyde,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

03/05/2024 03:21 PM CST

Witness my hand, at office, this 5th day of March 2024

Edward Hunsberger Sr

Notary Public

1/25/26

My Commission expires: _____/_____/_____.

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Hannah C Hyde

Hannah C. Hyde

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hannah C. Hyde**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

03/05/2024 04:25 PM CST

Witness my hand, at office, this 5th day of March 2024

Edward Hunsberger Sr

Notary Public

NOTARY PUBLIC

1/25/26

My Commission expires: _____/_____/ _____.

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 of document).

Affiant Signature

3/8/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON