Karen Johnson Davidson County
Batch# 1114103 DEEDWARR
03/22/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240322-0020162

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**. **Affiant** Subscribed and sworn to before me, this **19th day of March, 2024**. **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robin H. Haynes **825 Stirrup Drive** **Nashville, TN 37221**	**New Owner**	**142-03-0-059.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sheneale Breaux, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Robin H. Haynes, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

All that certain tract of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 329 on the Plat of Walnut Hill Manor, Section 1, of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 329 fronts 102 feet on the southwest margin of Stirrup Drive and extends back 219.5 feet on the northwest line and 190.5 feet on the southeast line to a line on the rear on which it measures 145.8 feet.

Being the same property conveyed to William C. Tucker and wife, Christine H. Tucker by Warranty Deed from Alvin W. Terrell Enterprises, a partnership composed of Alvin W. Terrell wife, Gladys B. Terrell of record in Book 4803, page 474, Register's Office for Davidson County, Tennessee, dated March 22, 1974 and recorded on April 08, 1974.

Being the same property conveyed to Christine H. Tucker by Quitclaim Deed from William C. Tucker of record in Book 8617, page 923, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on May 05, 1992.

HE-2024-092

The said Christine H. Tucker, being one and the same person as Christabel Florence Hacker and Christine F. Hacker) became deceased on December 21, 2016. Per Affidavit of Heirship of record at Instrument Number 20231018-0081808, in said Register's Office, Sheneale Breaux, the decedent's sister, is her only surviving heir at law.

The said Christine H. Tucker, being one and the same person as Christabel Florence Hacker and Christine F. Hacker) became deceased on December 21, 2016. Per Affidavit of Heirship of record at Instrument Number 202403220020160 , in said Register's Office, Sheneale Breaux, the decedent's sister, is her only surviving heir at law.

Limited Power of Attorney executed by Sheneale Breaux appointing Janice Kay Breaux to sign on her behalf dated 03/12/24 and recorded in Instrument No. 202403220020161, Register's Office for Davidson County, Tennessee..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **825 Stirrup Drive, Nashville, TN 37221**.

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 in 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 my/our hand(s) this ~~18th~~ 20th day of March, 2024.

Sheneale Breaux by Janice Kay Breaux, her Attorney-In-Fact

Sheneale Breaux
by Janice Kay Breaux, her Attorney-In-Fact

STATE OF LOUISIANA
COUNTY OF ST TAMMANY

On this ~~18th~~ 20th day of March, 2024, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Janice Kay Breaux to me known to be the person who executed the foregoing instrument in behalf of Sheneale Breaux as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of Sheneale Breaux.

Witness my hand, at office, this ~~18th~~ 20th day of March, 2024.

Notary Signature
My commission expires: Lifetime Commission

CHAD DUFRENE
NOTARY PUBLIC
Notary ID No. 166482
St. Tammany Parish, Louisiana

HE-2024-092

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 03/20/24 (date of document).

Affiant Signature

03/22/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 22nd day of March, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL