Karen Johnson Davidson County
Batch# 1116803 DEEDWARR
04/01/2024 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20240401-0022154

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-24-02497

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Julie Mix McPeak, unmarried and Anne Elizabeth McPeak, unmarried, as joint tenants with right of survivorship | Julie Mix McPeak, unmarried and Anne Elizabeth McPeak, unmarried, as joint tenants with right of survivorship | |
| (NAME) 955 Windrowe Drive | (NAME) 955 Windrowe Drive | 115-06-0-009.00 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Ninety Thousand And No/100 Dollars ($1,190,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BENJAMIN F. HAYNES AND DEBORAH HAYNES HUSBAND AND WIFE AND BENJAMIN A. HAYNES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE MIX MCPEAK, UNMARRIED AND ANNE ELIZABETH MCPEAK, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 Lot No. 25 on the Plan of West Meade Hills, Section II, as of record in Book 2900, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 140 feet on the West side of Windrowe Drive and extends back between lines, 267.9 feet on the North line and 295 feet on the South line to a line in the rear on which it measures 142.45 feet.

Being the same property conveyed to Benjamin F. Haynes and Deborah Haynes, husband and wife and Benjamin A. Haynes, a married man, all as joint tenants with rights of survivorship by Warranty Deed from Suburban Cowboys, LLC, a Tennessee limited liability company of record in Instrument No. 20221208-0127926 Register's Office for Davidson County, Tennessee, dated December 07, 2022 and recorded on December 08, 2022.

unimproved ☐
This is improved ☒ property, known as 955 Windrowe Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Benjamin F. Haynes and Deborah Haynes Husband and Wife and Benjamin A. Haynes, a married man this 29th day of March, 2024.

Benjamin F. Haynes

Deborah Haynes

Benjamin A. Haynes

STATE OF TENNESSEE

COUNTY OF Wilson

I, Jonathan P. Lucas, a Notary Public, do hereby certify that Benjamin F. Haynes and Deborah Haynes and Benjamin A. Haynes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of March, 2024.

Notary Public

My Commission Expires: 10/4/2024

(SEAL)

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 3/29/24 (date of document).

Affiant Signature

3/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

