Karen Johnson Davidson County
Batch# 1126715 DEEDWARR
04/24/2024 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20240424-0029635

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38139-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me this 23rd day of April, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hansel C. Clayton 3916 Skyline Drive Nashville, TN 37215	Hansel C. Clayton 3916 Skyline Drive Nashville, TN 37215	Map and Parcel No.: 117130A13600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary Hyde and Jeanne M. Hyde, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hansel C. Clayton** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3913 Vailwood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of April, 2024.

Gary Hyde

Jeanne M. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Hyde and Jeanne M. Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 8-A, POINTSET CONDOMINIUMS, as shown on Exhibit B to the Master Deed of Lots 7 and 8, POINTSET CONDOMINIUM of record in Book 5289, Page 5, Register's Office for Davidson County, Tennessee, and being located on Lot 8 on the Plan of Pointset, Revised of record in Plat Book 5050, Page 65, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gary Hyde and Jeanne M. Hyde, Husband and Wife, by Warranty Deed from Allison L. Smith, Married, of record In Instrument No. 20170531-0054029, In The Register's Office of Davidson County, Tennessee, Dated May 24, 2017 and Recorded on May 31, 2017.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POINTSET, REVISED, as recorded in Plat Book 5050, Page(s) 65.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing POINTSET, LOTS 7 AND 8 CONDOMINIUM of record in Book 5289, Page 5; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

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 4/18/24 (date of document).

Affiant Signature

4/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY