Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-24-417

Karen Johnson
Batch # 1129040
04/30/2024 02:11:31 PM
Fees: $13.00 Taxes: $1,476.30

Davidson County
DEEDWARR
2 pgs

20240430-0031456

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

SYDNEY LEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of APRIL, 2024.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelsey Renae Higgins and Andrew McKay Higgins 417 Hill Road Nashville, TN 37220	New Owner	161-09-0-112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL HAYES, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **KELSEY RENAE HIGGINS** and **ANDREW MCKAY HIGGINS, wife and husband,** hereinafter called the Grantees, their successors 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. 13B on the Plan of the ZONE LOT DIVISION, LOT 13, SECTION ONE, BRENTWOOD MEADOWS, of record in Plat Book 6250, Page 294, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rent-It Holdings, LLC, by Warranty Deed from Gulf, LLC Hill Series, of record in Instrument No. 20220302-0023884, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022, and recorded on March 2, 2022.

Being the same property conveyed to Daniel Hayes, by Warranty Deed from Rent-It Holdings, LLC, of record in Instrument No. 20231107-0087120, Register's Office for Davidson County, Tennessee dated November 7, 2023, and recorded on November 7, 2023.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 417 Hill Road, Nashville, Tennessee 37220.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 25 day of APRIL, 2024.

DANIEL HAYES

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL HAYES, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 25th day of April, 2024.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON