Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447380

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2024.

Notary Public
My Commission Expires: SEPTEMBER 08, 2025

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch # 1134764 DEEDWARR
05/15/2024 10:00:50 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20240515-0035828

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miliyard Sultan 477 Summit Oaks Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128-16-0B-017.00 CO

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, **Mark Haynes and Amy Haynes, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Miliyard Sultan, unmarried,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Phase Two Summit Oaks, a Planned Unit Development, of record in Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK HAYNES AND AMY HAYNES, HUSBAND AND WIFE, by deed from WENDY R. BATEY, of record in Instrument No. 20230206-0008496, dated February 6, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 128-16-0B-017.00 CO.

Matters shown on the Plan of record in Instrument No. 20040112-0004661 and Boundary Plat of record in Plat Book 9700, page 255, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20010925-0103587, in Instrument No. 20010925-0103588, said Register's Office.

Easement(s) of record in Instrument No. 20050809-0094087, said Register's Office.

Easement Agreement of record in Instrument No. 20221123-0124009, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020103-0001057, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040116-0006770, said Register's Office.

Restrictive Covenant for Canning Kitchen of record in Instrument No. 20190411-0032913, said Register's Office.

This is improved property located at 477 Summit Oaks Drive Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 14th day of May, 2024.

Mark Haynes

Amy Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Haynes and ~~Amy Haynes,~~ CS 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 ~~14th~~ 13TH CS day of May, 2024.

Notary Public CARL SHELTON

My Commission Expires: 03/30/2028

CARL SHELTON
Notary Public - State of Oklahoma
Commission Number 20003563
My Commission Expires Mar 30, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Haynes, 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 14th day of May, 2024.

Notary Public

My Commission Expires:

SHIRLEY GREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025