WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136725 DEEDWARR
05/20/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,936.40
20240520-0037352

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,352.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Osteen & Casteel, LLC a Tennessee Limited Liability Company	Osteen & Casteel, LLC a Tennessee Limited Liability	132-16-0-073.00
(NAME)	(NAME)	
733 Sinclair Circle	733 Sinclair Circle	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED FIFTY-TWO AND NO/100 Dollars ($523,352.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER HAYNES, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO OSTEEN & CASTEEL, LLC A TENNESSEE LIMITED LIABILITY COMPANY, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 620 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, Page 19, Register's Office for said County.

Said lot fronts 90.6 feet on the Easterly side of Elaine Drive and runs back 120.6 feet in the Northerly line and 174.5 feet on the Southerly line, to a dead line in the rear, which is a broken line, on which it measures 92.9 feet.

Being the same property conveyed to Christopher Haynes, married by Warranty Deed from Elmer Lee Potter and wife, Mary C. Potter (f.k.a. Mary M. Potter) of record in Instrument No. 20131106-0114977 Register's Office for Davidson County, Tennessee, dated November 01, 2013 and recorded on November 06, 2013 and Notice of Correction of Scrivener's Error in Legal Description in Instrument No. 20140128-0007635.

This property is not the principal residence of Grantor, therefore their spouses do not have to join in conveyance.

unimproved ☐
This is improved ☒ property, known as 632 Elaine Drive, Nashville, TN 37211
(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 successors 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 successors 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 our hands this 14th day of May, 2024.

Christopher Haynes

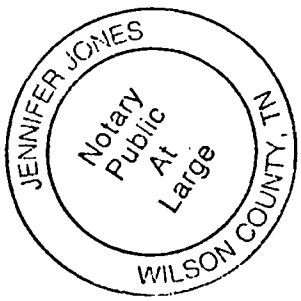
STATE OF TENNESSEE
COUNTY OF WILSON

On this 14th day of May, 2024, before me personally appeared Christopher Haynes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Jennifer Jones

My Commission Expires: March 2, 2025



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

May 14, 2024

Affiant Signature

Date: 5-20-24

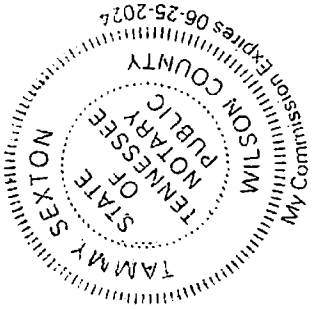
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20 day of May 20 24

Notary Signature

My Commission Expires:



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