THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nashville Metro Holdings LLC
3000 Meridian Blvd Suite 160
Franklin, TN 37067
SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 1146094 DEEDWARR
06/11/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240611-0043812

WARRANTY DEED

(Map 095-08-0; Parcel 012.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DOUGLAS PAUL HAYNES, EXECUTOR AND HEIR OF THE ESTATE OF FLOYD D. HAYNES**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **NASHVILLE METRO HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 132, Eva-Mor Heights, Section Two, as of record in Plat Book 1835, Page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> SAID Lot No. 132 fronts 65 feet on the westerly side of Ridgeway Drive and runs back between parallel lines 194.67 feet to a dead line.
>
> BEING the same property conveyed to Floyd D. Haynes and wife, Louise B. Haynes, by Warranty Deed dated November 17, 1971, from R. A. Bates and wife, Mattie M. Bates, recorded November 18, 1971, in Book 4554, Page 398, in the Register's Office of Davidson County, Tennessee. Further conveyed to Floyd D. Haynes, by Quitclaim Deed from Louise B. Haynes, dated November 30, 1979, and recorded November 30, 1979, in Book 5537, Page 858, in said Register's Office. The said Floyd D. Haynes died testate on December 2, 2023, devising the subject property to Douglas Paul Haynes pursuant to his Last Will and Testament probated under Case No. 75PR1-2024-PR-99, in the Chancery Court of Rutherford County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 230 Ridgeway Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 11 day of June, 2024.

ESTATE OF FLOYD D. HAYNES

BY: _____
DOUGLAS PAUL HAYNES,
EXECUTOR AND HEIR

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Douglas Paul Haynes, Executor and Heir of the Estate of Floyd D. Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument as Executor and Heir of the Estate of Floyd D. Haynes and who acknowledged that he executed the same as his free act and deed and by the authority granted him as Executor and Heir of the Estate of Floyd D. Haynes.

Witness my hand and official seal, this the 11 day of June, 2024.

_____
Notary Public

My Commission Expires: 8-31-27

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11 day of June, 2024.

_____
Notary Public

My commission Expires: 8-31-27
File No. GTS1-2024-178

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Allison Gartens, 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 the 11th day of June, 2024.

Affiant Signature

6/11/24
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 11 day of June, 2024.

Notary's Signature

My Commission Expires: 8-21-27

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY