Karen Johnson Davidson County
Batch# 1149602 DEEDWARR
06/21/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20240621-0046595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07843

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shelia J. Crunk and Dwight G. Crunk, 5352 Fredericksburg Way West Brentwood, TN 37027	Shelia J. Crunk and Dwight G. Crunk	171 03 0A 127.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Michael F. Hays, a married man** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shelia J. Crunk and Dwight G. Crunk, 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 112 on the Plan of SECTION 6B, FREDERICKSBURG of record in Plat Book 9700, Page 151, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael F. Hays, unmarried, by Warranty Deed from Patricia McWilliams, unmarried, of record in Instrument No. 20131004-0104589, in the Register's Office of Davidson County, Tennessee, dated September 30, 2013 and recorded on October 04, 2013.

Charlee Sloan Hays, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property by virtue of her marriage to Michael F. Hays

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5352 Fredericksburg Way West, Brentwood, TN 37027

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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 20th day of June, 2024

Michael F. Hays

Charlee Sloan Hays

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael F. Hays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 20th day of June, 2024.

W. Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF ALABAMA
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charlee Sloan Hays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at HELENA, Alabama, this 17th day of June, 2024.

Ralph E. Parker

Notary Public

My Commission Expires: 01/29/2028

RALPH E PARKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/20/24.

Date

Affiant Signature

6/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

