Karen Johnson Davidson County
Batch# 1168810 DEEDWARR
08/14/2024 06:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20240814-0061630

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

Subscribed and sworn to before me, this 7 **day of** August**, 2024.**

Notary Public
My commission expires: 1-17-24

Address of New Owner:	Send Tax Bills to:	Tax Information
Oriabel Viveros Mercado	New Owner	163 00 0 442.00
4925 Ottenville Avenue Nashville, TN 37013		

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, **Phillip Daniel Hayes, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Oriabel Viveros Mercado, an unmarried woman,** 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:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Parcel 10.00 on Davidson County Property Map 163-00, also being Lot 28 of the SHIELDS ANTIOCH LANDS of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an Iron Rod (New) on the Northerly right-of-way of Ottenvilie Avenue (40' Right-of-Way), being the Southwest corner Lot 27 of the SHIELDS ANTIOCH LANDS of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee and being the Southeast corner of the herein described property; Thence, following the Northerly right-of-way of Ottenvilie Avenue, North 82 Degrees 20 Minutes 56 Seconds West, 100.00 Feet to an Iron Rod (Old), being the Southeast corner of the St. John Missionary Baptist Church property of record in Instrument No. 20000915-0092000; Thence, leaving Ottenvilie Avenue and following the Easterly boundary of said St. John Missionary Baptist Church property, North 07 Degrees 37 Minutes 32 Seconds East, 177.89 Feet to an Iron Rod (Old) on the Southerly right-of-way of Moss Road (50' Right-of-way), being the Northeast corner of said St. John Missionary Baptist Church property; Thence, following the Southerly right-of-way of Moss Road, South 82 Degrees 23 Minutes 09 Seconds East, 100.00 Feet to an Iron Rod (New), being the Northwest corner of the aforementioned Lot 27; Thence, following the Westerly boundary of said Lot 27, South 07 Degrees 37 Minutes 32 Seconds West, 177.96 Feet to the Point of Beginning Containing 17,792 square feet or 0.41 acres.

Being part of the same property conveyed to Phillip Daniel Hayes, a Married Man, by Warranty Deed from John J. Czernoczky and Gabriela Geiculescu, Husband and Wife, of record in Instrument No. 20201006-0115979, in the Register's Office of Davidson County, Tennessee, dated October 05, 2020 and recorded on October 06, 2020.

Being the same property conveyed to Phillip Daniel Hayes, by Quitclaim Deed from Phillip Daniel Hayes, of record in Instrument No. 20210203-0015642, in the Register's Office of Davidson County, Tennessee, dated January 19, 2021 and recorded on February 03, 2021.

This property is improved property known as 4925 Ottenville Avenue, Nashville, TN 37013.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 7th day of August, 2024.

Phillip 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, Phillip 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 7th day of August, 2024.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/7/24 (date of document).

Jennifer Russell

Affiant Signature

8/12/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

