Karen Johnson Davidson County
Batch# 1171502 DEEDWARR
08/16/2024 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20240816-0063200

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Cason Hayes 1314 Ridge Circle Joelton, TN 37080	SAME	118 110 0 103.00

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FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dolly Rae Carlisle and husband, David Bruce Hinton, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Cason Hayes, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on Block "F" on the Map Berry Hill Gardens, as shown on plat of record in Plat Book 1130, Page 36, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Said Lot No. 14 fronts 66 Feet on the Westerly side of Erica Place and runs back between lines 148 Feet on the North line and 144 Feet on the South line to a dead line in the rear, which is broken line, measuring 98 Feet thereon.

Being the same property conveyed to Dolly Rae Carlisle and husband, David Bruce Hinton by General Warranty Deed from Ellen M. Hudson, unmarried, dated 10/18/2011, of record in Instrument 201110190081526, Register's Office

This is improved property known as 2821 Erica Place, Nashville, TN 37204.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Davidson County real property taxes for 2024, a lien but not yet due and owing.

2. All matters on the Plat of record in Plat Book 1130, Page 36, said Register's office.

3. Rights of tenants under any unrecorded leases.

GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of August, 2024.

DOLLY RAE CARLISLE

DAVID BRUCE HINTON

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Dolly Rae Carlisle and husband, David Bruce Hinton, the within named bargainors, 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 and seal, at office in Nashville, Tennessee, this the 16th day of August, 2024.

Notary Public

My Commission Expires: 7/7/27

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,500,000.00.

Affiant

Sworn to and subscribed before me this 16th day of August, 2024.

Notary Public

My Commission Expires: 6/29/27

DEBORAH A RAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make path that I am licensed attorney and/or 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 the law on 8/16/24.

Jennifer A Hoffman
AFFIANT

DATE: 8/16/24

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 16th day of August, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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