Karen Johnson Davidson County
Batch # 1175860 DEEDWARR
08/30/2024 10:08:08 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60
20240830-0066866

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/28/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 8-21-27

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12775-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Lyndi Pinkerton and Philip Thomas Yater, Jr.	CMG Mortgage	053-06-0B-152.00-CO
2269 Riverway Drive	3160 Crow Canyon Rd	
Old Hickory, TN 37138	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Holly Anne Haynie and Jonathan Earl, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyndi Pinkerton, an unmarried woman, and Philip Thomas Yater, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 No. 216 on the Plan of Waterford, Phase 4B, R10 Residential P.U.D of record in Plat Book 7900, Page 770, 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 Toby Echevarria, a single man by Special Warranty deed from Opendoor Property J LLC, a Delaware Limited Liability Company of record in Instrument No. 20220228-0022706 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 28, 2022.

Being the same property conveyed to Holly Anne Haynie and Jonathan Earl, wife and husband by Warranty Deed from Toby Echevarria and Brooke Ervin, husband and wife of record in Instrument No. 20230822-0065472 Register's Office for Davidson County, Tennessee, dated August 17, 2023 and recorded on August 22, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2269 Riverway Drive Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on August ~~28~~ 27 dlg, 2024.

Holly Anne Haynie

Jonathan Earl

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson dlg

Personally appeared before me, a Notary Public of said County and State, Holly Anne Haynie and Jonathan Earl, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August ~~28~~ 27 dlg, 2024.

Notary Public

My Commission Expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

File #: 2024-12775-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027