Karen Johnson Davidson County
Batch# 1176067 DEEDWARR
08/30/2024 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20240830-0067148

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cason Hayes	Cason Hayes	118-08-0-235.00
(NAME)	(NAME)	
1314 Ridge Cir	1314 Ridge Cir	118-08-0-236.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Keith Bailey and Elizabeth Lorine Bailey, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cason Hayes,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1: 11808023500

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 178, of Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Cruzen Street, at a corner common with the property of Taghi Mohammad Khah, as of record in Deed Book 10510, Page 232, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Cruzen Street, South 20 deg 39 min 15 sec East, 50.00 feet to a point at a comer common with Lot 177 of said Grandview Heights, also being the property of Keith & Elizabeth Lorine Bailey, as of record in Instrument Number: 20050907-0107809, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cruzen Street, with the northerly property line of said Lot 177, South 68 deg 41 min 18 sec West, 158.94 feet toa point in the easterly property line of Keith J. & Elizabeth Bailey, as of record in Instrument Number: 20190103-0000608, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Keith J. & Elizabeth Bailey, North 20 deg 58 min 43 sec West, 50.00 feet to a point in the southerly property line of Taghi Mohammad Khah;

Thence with the southerly property line of Taghi Mohammad Khah, North 68 deg 41 min 18 sec East, 159.22 feet to the POINT OF BEGINNING. Containing 7,953 square feet or 0.183 acres more or less.

The foregoing legal description being prepared by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048.

Parcel 2: 11808023600

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 177, of Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Cruzen Street, at a corner common with the property of William H. Conrad, as of record in Instrument Number: 20150908-0090718, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cruzen Street, with the northerly property line of William H. Conrad, North 82 deg 40 min 09 sec West, 171.36 feet to an existing iron rod, at a corner common with William Conrad, as of record in Deed Book 713 I, Page 204, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William Conrad, North 82 deg 40 min 01 sec West, 8.52 feet to a point, at corner common with the property of Keith J. & Elizabeth Bailey, as of record in Instrument Number: 20190103-0000608, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Keith J. & Elizabeth Bailey, North 20 deg 58 min 43 sec West, 13.64 feet to a point at a corner common with Lot 178 of said Grandview Heights, also being the property of Keith & Elizabeth Lorine Bailey, as of record in Instrument Number: 20050907- 0107809, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 178, North 68 deg 41 min 18 sec East, 158.94 feet to a point in the westerly right-of-way line of Cruzen Street;

Thence with the westerly right-of-way line of Cruzen Street, South 20 deg 39 min 15 sec East, 99.88 feet to the POINT OF BEGINNING. Containing 9,017 square feet or 0.207 acres more or less.

The foregoing legal description being prepared by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048.

Being the same property conveyed to Keith Bailey and wife, Elizabeth Lorine Bailey by Warranty Deed from Mary J. Forehand King, unmarried, dated 08/31/2005, of record in Instrument 200509070107809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Bailey and wife, Elizabeth Lorine Bailey by Quitclaim Deed from Keith Bailey and wife, Elizabeth Lorine Bailey, dated 08/21/2020, of record in Instrument 202008250095943, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2525 Cruzen Street, Nashville, TN 37211
2527 Cruzen Street, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of August, 2024.

Keith Bailey

Elizabeth Lorine Bailey

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Bailey and Elizabeth Lorine Bailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August, 2024.

Notary Public:
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath 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 8/30/24.

Jennifer A Hoffman

AFFIANT

DATE: 8/30/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 30th 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