Karen Johnson Davidson County
Batch# 1182235 DEEDWARR
09/16/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240916-0071428

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38317
The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Trustee
Affiant

Subscribed and sworn to before me, this 16th **day of** September, **2024.**

KELLY DaCOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia Delores Farms Trust	Pinnacle Bank	017 00 0 375.00
5250 Brick Church Pike Goodlettsville, TN 37072	150 3rd Avenue S, #1000 Nashville, TN 37201	

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 **The Patricia Delores Farms Trust under agreement dated August 21, 2024,** hereinafter called the Grantee, 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 1 on the Plat of GOODIEVILLE SUBDIVISION, of record in Instrument No. 20130318-0026264, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Daniel Hayes, a Married Man, by Warranty Deed from Stephen K. Williams, a married individual and Michele M. Williams, of record in Instrument No. 20211011-0136126, in the Register's Office for Davidson County, Tennessee, dated October 6, 2021 and recorded on October 11, 2021.

This property is improved property known as 5250 Brick Church Pike, Goodlettsville, TN 37072.

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 ~~16th~~ 12th day of September, 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 ~~16th~~ 12th day of September, 2024.

Notary Public
Commission expiration date: ~~09/07/~~2026

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, George Mudter, 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 9-12-24 (date of document).

Affiant Signature

9-16-24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

