Karen Johnson Davidson County
Batch# 1188393 DEEDWARR
10/01/2024 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20241001-0076035

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Hany Mikhail and Mariam Eshak
3054 High Rigger Drive
Nashville, TN 37217
SEND TAX BILLS TO:
Homebridge Financial Services, Inc.
DBA Real Estate Mortgage Network
PO Box 105178
Atlanta, GA 30348-5178

WARRANTY DEED

(Map 150-02-0; Parcel 283.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DERRICK FLOYD HAYNES, DEVISEE, AND DOUGLAS PAUL HAYNES, EXECUTOR, OF THE ESTATE OF FLOYD D. HAYNES**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **HANY MIKHAIL, AND MARIAM ESHAK, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 106A on the Plan of Zone Lot Division of Lots 106-108, on the Plan of Harbor Gate, Section 2 (Revised) of record in Plat Book 6900, Page 715, amending Plat Book 6200, Page 693, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Floyd D. Haynes, unmarried, by Warranty Deed dated November 12, 2010, from David A. Cantrell and Carolyn C. Fox-Benson, tenants in common, with right of survivorship, recorded November 23, 2010, in Instrument No. 20101123-0093933, in the Register's Office of Davidson County, Tennessee. The said Floyd D. Haynes died testate on December 2, 2023, devising the subject property to Derrick Floyd Haynes pursuant to his Last Will and Testament, Case No. 75PR1-2024-PR-99, filed in Will Book 82, Page 706, in the Chancery Court of Rutherford County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3054 High Rigger Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 30th day of September, 2024.

ESTATE OF FLOYD D. HAYNES

BY: Derrick Floyd Haynes, Devisee

DERRICK FLOYD HAYNES, DEVISEE

STATE OF Florida)
COUNTY OF Walton)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Derrick Floyd Haynes, Devisee of the Estate of Floyd D. Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that he/she executed the foregoing instrument as Devisee of the Estate of Floyd D. Haynes and who acknowledged that he/she executed the same as his/her free act and deed and by authority granted him as Devisee of the Estate of Floyd D. Haynes.

Witness my hand and official seal, this the 30th day of September, 2024.

Notary Public

My Commission Expires: 08/24/2025

(SEAL)

WENDY M. ROCHE
MY COMMISSION # HH 168599
EXPIRES: August 24, 2025
Bonded Thru Notary Public Underwriters

ESTATE OF FLOYD D. HAYNES

BY: Douglas Paul Haynes
DOUGLAS PAUL HAYNES, EXECUTOR

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Douglas Paul Haynes, Executor of the Estate of Floyd D. Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that he/she executed the foregoing instrument as Executor of the Estate of Floyd D. Haynes and who acknowledged that he/she executed the same as his/her free act and deed and by authority granted him as Executor of the Estate of Floyd D. Haynes.

Witness my hand and official seal, this the 30 day of September, 2024.

Notary Public

My Commission Expires: 8-21-27

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of September, 2024.

Notary Public

My commission Expires: 8-21-27

File No. GTS1-2024-283

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 September 30, 2024.

Karen Suggs

(AFFIANT) – Karen Suggs

09/30/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY