Karen Johnson Davidson County
Batch# 1190860 DEEDWARR
10/07/2024 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20241007-0077847

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $358,000.00.

Affiant

Subscribed and sworn to before me, this 4 **day of** October, **2024.**

Notary Public
My commission expires: 3-20-28

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SYDNEY ANGELL

Address of New Owner:	Send Tax Bills to:	Tax Information
Barton Dane Brown	NFM Inc. dba NFM Lending 1190 Winterson Rd. Ste 300 Linthicum, MD 21090	070 05 0 004.00
2407C Lloyd Avenue Nashville, TN 37218		

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 **Barton Dane Brown, an unmarried man,** hereinafter called the Grantees, 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 the Northwesterly part of Lot No. 17 of H. E. SIMKIN'S DIVISION OF THE L. G. CURTIS LANDS, as of record in Plat Book 547, Page 39, in the Register's Office of Davidson County, Tennessee.

Beginning at the Northwest corner of property conveyed to John Banhart and wife, by deed from T. C. Forsythe and wife, as of record in Book 1633, page 188, said Register's Office Thence, Westerly along the Northerly line of Lot No 17, 270 feet, more or less, to the Northwest corner of Lot No. 17, thence, Southwesterly along the Westerly line of Lot No 16, 60 feet to a point, thence, Eastwardly, 270 feet, more or less, to John Banhart's Southwest corner, thence Northwardly, with John Banhart's Westerly line, 63 feet to the beginning.

Being the same property conveyed to Phillip Daniel Hayes, married, by Warranty Deed from Gina Burroughs, unmarried, of record in Instrument No. 20230915-0072520, in the Register's Office of Davidson County, Tennessee, dated September 08, 2023 and recorded on September 15, 2023.

This property is improved property known as 2407C Lloyd Avenue, Nashville, TN 37218.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

See Easement for Ingress and Egress and for water and sewer lines of record in Book 4318, Page 734, Register's Office for Davidson County, Tennessee.

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 4 day of October, 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 4 day of October, 2024.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-4-24.

Affiant Signature

10-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY