Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1201008
11/04/2024 09:41:18 AM
Fees: $13.00 Taxes: $4,884.00

Davidson County
DEEDWARR
2 pgs

20241104-0085364

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cynthia M. Smith & Cindy Angers 5 Valley Forge Nashville, TN 37205	NEW OWNER	116080A00500CO

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Joel C. Hayes and Pamela Matthews, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Cynthia M. Smith and Cindy Angers, a married couple**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5 Valley Forge, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sugartree, Phase 1, as of record in Plat Book 4675, Page(s) 141 and 142; amended in Book 4869, Page 686; Book 5121, Page 89; Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468 and in Book 5238, Page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel C. Hayes and Pamela Matthews, husband and wife, by Warranty Deed from Jack M. Heath and wife, Tonna Heath, of record in Instrument No. 20161007-0106457, Register's Office for Davidson County, Tennessee, dated October 4, 2016. and recorded on October 7, 2016.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of November, 2024.

Joel C. Hayes

Pamela Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2024, before me personally appeared Joel C. Hayes and Pamela Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of November, 2024.

Notary Public
My commission expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025