BOX 10-A

2

WARRANTY DEED

Karen Johnson
Batch # 1203554
11/13/2024 10:13:59 AM
Fees: $13.00 Taxes: $334.85

Davidson County
DEEDWARR
2 pgs

20241113-0088236

M.R. SCHODROSKI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$90,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF November, 2024.

M.L. Schodroski
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Daniel Hayes	Phillip Daniel Hayes	
(NAME) 4128 Lealand Lane	(NAME) 4128 Lealand Lane	093 16 0 203.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICA REYNOLDS, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP DANIEL HAYES,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 South 28 feet of the North 52 feet of Lot No. 1 on the MAP OF EMMA G. WATSON'S SUBDIVISION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fairfield Avenue, 88 feet from the north margin of Cannon Street, running thence N. 89° 30' W, 85.5 feet to a stake, thence N 8° 45' E 28 feet to a stake, thence S 89° 30' E 85.5 feet to an iron pin in the west margin of Fairfield Avenue, thence with west margin of Fairfield Avenue, S 8° 45' W 28 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 12, 1949.

Being the same property conveyed to Erica Reynolds, by Quitclaim Deed, from Erica Reynolds and Tanya Summer, of record in instrument No. 20241113008235, in the Register's Office for Davidson County, Tennessee, dated October 29th, 2024 and recorded on 11-13, 2024.

Being the same property conveyed to Sherrie A. Reynolds, by Quitclaim Deed, from Emmie Lee Abernathy, an unremarried widow, of record in Book 9312, Page 682, in the Register's Office for Davidson County, Tennessee, dated April 13, 1994 and recorded on April 14, 1994. Sherrie Reynolds died intestate on October 17, 2019, leaving as heirs, her daughters, Erica Reynolds and Tanya Summers. See Case No. 20P943 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. See also Intestate Heirs Affidavit recorded in Instrument No. 20221121-0123400, in the abovementioned Register's Office.

And being part of the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy, by Quitclaim Deed from Jack Cohen and wife Bessie Cohen, and John Nanni and wife, Marcella Nanni, of record in Book 6048, Page 505, in the Register's Office for Davidson County, Tennessee, dated April 28, 1983 and recorded on May 2, 1983. James Abernathy died on December 29, 1986, leaving his wife, Emmie Lee Abernathy as surviving tenant by the entirety.

And being part of the same property conveyed to John J. and Marcella Nanni and Jack J. and Bessie D. Cohen, by Certificate of Sale of Seized Property, from The Department of the Treasury-Internal Revenue Service, of record in Book 6025, Page 632, in the Register's Office for Davidson County, Tennessee, dated March 15, 1983 and recorded on March 23, 1983.

And being the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy, by Warranty Deed from Sam Garfinkle and wife, Eva N. Garfinkle, of record in Book 2090, Page 462, in the Register's Office for Davidson County, Tennessee, dated August 2, 1952 and recorded on August 6, 1952.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 74 Fairfield Avenue, Nashville, TN 37210
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 7th day of November, 2024

ERICA REYNOLDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Reynolds, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public