Karen Johnson Davidson County
Batch# 1206428 DEEDWARR
11/19/2024 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20241119-0089427

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20249986

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$270,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of November, 2024.

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2024, among:

JAMES M. HAYNES AND WIFE, TERESA HAYNES, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company

including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 86 on the Revised Plan of Larchwood, Section Two, of record in Plat Book 5200, pages 207-208, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James M. Haynes and wife, Teresa Haynes by deed from Vicki L. Daniel, unmarried, dated November 23, 2010, of record in Instrument No. 20101206-0096849, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: Being also known as 917 Wemberton Drive, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument No. 202411190089426, in the aforementioned Registers Office.

James M. Haynes by Teresa Haynes, **Attorney-in-Fact**

James M. Haynes **Teresa Haynes**

Teresa Haynes

Teresa Haynes

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Teresa Haynes**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **James M. Haynes** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 13 day of November, 2024.

Karlita Zirker

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 917 Wemberton Drive
City, State, Zip: Nashville, TN 37214

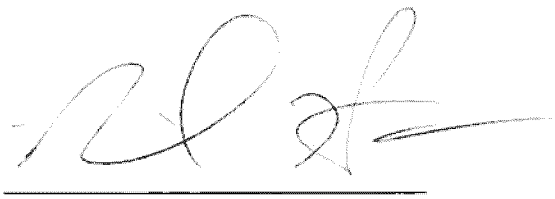
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 917 Wemberton Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 108-04-051.00

Certificate of Authenticity

I, Nick Harris, 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 **November 13, 2024**.



Affiant Signature

11/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13th** day of **November**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

