Karen Johnson
Batch # 1228774
01/22/2025 11:07:02 AM .
Fees: $38.00 Taxes: $370.00
Davidson County
DEEDWARR
7 pgs
20250122-0004838

Return To and

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 $100,000.00.

Affiant

Subscribed and sworn to before me, this 5 day of January, 2025.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Daniel Hayes	New Owner	093 16 0 202.00
4128 Lealand Lane Nashville, TN 37204		

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, **Evelene S. Baldwin, Jimmy Robinson Jr., Janice Abernathy, Nicole Abernathy, Jamar Abernathy, James Abernathy, III, Brittany N. Abernathy, Patrick Abernathy, Erica Reynolds, and Tanya Summers,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Phillip Daniel Hayes, a married 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:

Real property located at 76 Fairfield Avenue, Nashville, described as follows:

Being the northerly 28 feet of Lot No. 1, EMMA G. WATSON'S SUBDIVSION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at an iron pin in the Westerly margin of Fairfield Avenue and the South margin of a 10 foot alley, running thence South 8° 45' West with the westerly margin of Fairfield Avenue 24 feet to an iron pin, thence North 89° 30' W 85.5 feet to a dead line, thence North 8° 45' East 28 feet to the South margin of a 10 foot alley, thence with the South margin of said alley 85.5 feet to point of beginning. All in accordance with survey and plat by Norris Hickerson, Surveyor, dated August 12, 1949.

Said property being part of the same property conveyed to James Abernathy and wife, Emmie C. Abernathy (also known as Emmie Lee Abernathy), by Installment Deed from Sam Garfinkle and wife, Eva R. Garfinkle, of record in Book 2804, Page 20, in the Register's Office for Davidson County, Tennessee, dated August 20, 1958, and recorded on September 12, 1958.

Said property being part of the same property sold by the Internal Revenue Service on March 15, 1983, to John Nanni and wife, Marcella Nanni, and Jack Cohen and wife, Bessie Cohen, as evidenced by a Certificate of Sale of Seized Property, recorded in Book 6025, Page 632, in the Register's Office for Davidson County, Tennessee, and conveyed back to James Abernathy and

wife, Emmie C. Abernathy, by Quit Claim 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 or around December 29, 1986, leaving Emmie C. Abernathy as his surviving tenant by the entirety. Emmie C. Abernathy died testate on or around January 16, 1999, naming her four children, Evelene S. Baldwin, Jimmy Robinson, Jr., James Abernathy, Jr., and Sherry Abernathy Reynolds, as devisees in her Last Will and Testament, said Will being probated in Davidson County Circuit Court, Probate Division Docket No. 99P1677.

James Abernathy, Jr. a/k/a James Edward Abernathy, Jr. having since died intestate on or around September 30, 2014, leaving as his heirs at law Janice Abernathy (surviving spouse), and five children: Nicole Abernathy, Jamar Abernathy, James Abernathy III, Brittany N. Abernathy, and Patrick Abernathy. See Affidavit of Heirship of record in Instrument No. ~~20250117000388~~ 6*, Register's Office of Davidson County, Tennessee. Brittany N. Abernathy is one and the same as Brittany N. Abernathy-Hayes.

*20250122-0004835

Sherry Abernathy Reynolds died on or around October 17, 2019, naming her two daughters, Erica Reynolds and Tanya Summers, as devisees in her Last Will and Testament, said Will being probated in Davidson County Circuit Court Docket No. 20P943. See also an Affidavit of Heirship of record in Instrument No. 20221121-0123400, in the Register's Office of Davidson County, Tennessee.

This property is unimproved property known as 76 Fairfield Avenue, Nashville, TN 37210.

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 14 day of January 2025.

Evelene S. Baldwin By Jimmy Robinson AIF

Evelene S. Baldwin by Jimmy Robinson, Jr., Attorney-In-Fact

Jimmy Robinson, Jr.

Janice Abernathy by nicole abernathy, Attorney-in-Fact

Janice Abernathy by Nicole Abernathy, Attorney-in-Fact

Nicole Abernathy

Jamar Abernathy

James Abernathy, III

Brittany N. Abernathy

Patrick Abernathy, by nicole abernathy, Attorney-in-Fact

Patrick Abernathy, by Nicole Abernathy, Attorney-In-Fact

Erica Reynolds

Tanya Summers

Acknowledgments

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy Robinson, Jr., 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 and who further acknowledged that pursuant to Power of Attorney of record in Instrument No. 20241216-0097564, Davidson County, Tennessee, is authorized by Evelene S. Baldwin to execute this instrument as the free act and deed of Evelene S. Baldwin as Attorney-In-Fact.

Witness my hand and seal this 14 day of January, 2025.

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy Robinson, Jr., the herein 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 seal this 14 day of January, 2025.

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Abernathy, 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 pursuant to Power of Attorney of record in Instrument No. ~~20250117-0003887~~ * 20250122-0004836 Davidson County, Tennessee, is authorized by Janice Abernathy to execute this instrument as the free act and deed of Janice Abernathy as Attorney-In-Fact.

Witness my hand and seal this 14 day of January, 2025.

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Abernathy, the herein bargainor, 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.

Witness my hand and seal this 14 day of January, 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamar Abernathy, the herein 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 seal this 14 day of January 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Abernathy, III, the herein 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 seal this 14 day of January 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany N. Abernathy, the herein bargainor, 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.

Witness my hand and seal this 14 day of January 2025.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Abernathy, 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 pursuant to Power of Attorney of record in Instrument No. 20250122-0004837, Davidson County, Tennessee, is authorized by Patrick Abernathy to execute this instrument as ~~the free~~ act and deed of Patrick Abernathy as Attorney-In-Fact.

Witness my hand and seal this 14 day of January 2025.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erica Reynolds, the herein bargainor, 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.

Witness my hand and seal this 14 day of January, 2025.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanya Summers, the herein bargainor, 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.

Witness my hand and seal this 14 day of January, 2025.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/26