Karen Johnson Davidson County
Batch# 1229858 DEEDWARR
01/23/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.23
20250123-0005447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 2, 2025~~ 4/18/2026
(AFFIX SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lauren Headrick and Nathan Taylor	Lauren Headrick and Nathan Taylor	075-12-0-058.00
(NAME)	(NAME)	
716 Netherlands Drive	716 Netherlands Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 Dollars ($357,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CLINT HAYNES, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUREN HEADRICK, AN UNMARRIED WOMAN, AND NATHAN TAYLOR, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 69 on the Plan of Meadows of Tulip Grove, Section Three of record in Book 6900, Page 262, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clint Haynes, an Unmarried man, and James M. Haynes, a Married man by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20091020-0096987 Register's Office for Davidson County, Tennessee, dated October 14, 2009 and recorded on October 20, 2009.

Being the same property conveyed to Clint Haynes, a Unmarried Man by Quitclaim Deed from James M. Haynes, a Married man of record in Instrument No. 20110624-0048540 Register's Office for Davidson County, Tennessee, dated June 21, 2011 and recorded on June 24, 2011.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

unimproved ☐
This is improved ☒ property, known as 716 Netherlands Drive, Hermitage, TN 37076
(House No.) (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 our hands this 16th day of January, 2025.

Clint Haynes

STATE OF TENNESSEE
COUNTY OF WILSON

Signed and sworn to before me the 16th of January, 2025, by Clint Haynes, a married man, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

Certificate of Authenticity

I, Joshua A. Terry, 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 1/16/2025.

Affiant Signature – Joshua A. Terry

1/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29