WARRANTY DEED



JM-RR-25-1832

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1258152 DEEDWARR
04/11/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20250411-0027525

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Daniel Hayes	**Same As New Owner**	
(NAME)	(NAME)	**071-05-0-209.00**
4128 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J T HAMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HAYES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93 in E.C. Scruggs Subdivision of Lots 18, 19, 20, 21-29-11-12 of Brooklyn, said plan being of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Lot No. 93 fronts 40 feet on the Northerly side of Glade St. and runs back between parallel lines 140 feet to a dead end line on which it measures 40 feet.

Being the same property conveyed to JT Hamer by Quitclaim Deed from Ricky L. Patton of record in Instrument No. 20171017-0106353 Register's Office for Davidson County, Tennessee, dated October 17, 2017 and recorded on October 17, 2017.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1832 Glade St, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF APRIL, 2025.

J T Hamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 7, 25 (date of document).

Jennifer L. Pennell

April 10, 25

Date

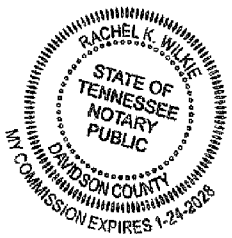
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 10, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal