Karen Johnson Davidson County
Batch# 1270330 DEEDWARR
05/08/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20250508-0035911

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ABBEY WINDLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/08/2026	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $955,000.00 Affiant Subscribed and sworn to before me, this 7th day of May, 2025. Notary Public My Commission Expires: 7/8/2026

WARRANTY DEED

Address New Owner: AMT Trust dated March 24, 2025 5313 Indiana Avenue Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 091 11 0 183.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW C. HAYNES AND CODY HAYNES, A MARRIED COUPLE** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AMT TRUST DATED MARCH 24, 2025,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1224 in Block 188, West Extension Plan No. 1 of West Nashville, of record in Plat Book 57, Page 173, 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 Matthew C. Haynes by Deed dated February 22, 2017 from White Pines Building Group, LLC, a Tennessee Limited Liability Company, recorded February 23, 2017, in Instrument Number 201702230018220, in the Official Records of Davidson County, Tennessee.

Cody Haynes joins Matthew C. Haynes as spouse of the Grantor to convey any/all marital interest in said property.

This is unimproved property commonly known as: **5313 Indiana Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2025.

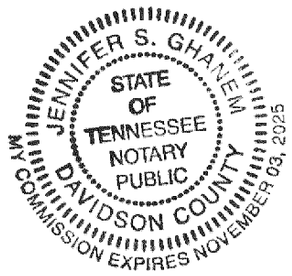
MATTHEW C. HAYNES

CODY HAYNES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW C. HAYNES AND CODY HAYNES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of May, 2025.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/7/2025 (date of document).

Affiant Signature

5/7/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

