Name and Address of New Owner:
John Halbert and Susan Halbert
2936 Lyndale Drive
Nashville Tennessee 37027

Send Tax Bills To: New Owners
same as above

Karen Johnson Davidson County
Batch# 1272343 DEEDWARR
05/13/2025 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20250513-0037478

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 060-07-0-045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ray Douglas Hyde, Jr., a married man, Teresa Hyde Saxon, a married woman, and Charles Ray Hyde, a married man,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **John Halbert and Susan Halbert, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73, on the plan of Section Four, Hillhurst Acres, as of record in Book 2331, Page 136, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 73 fronts 130 feet on the easterly side of Lyndale Drive and extends back 239.8 on the northerly line and 219.5 feet on the southerly line, to a dead line in the rear which measures 131.6 feet.

Being the same property conveyed to Ray D. Hyde and wife, Margaret B. Hyde, by Warranty Deed from Albert Batty Mabry and wife, Edith B. Mabry, dated January 3, 1964 and recorded January 8, 1964, in Book 3675, Page 591, Register's Office of Davidson County, Tennessee.

Said Ray D. Hyde died on or about November 16, 2024, leaving Margaret B. Hyde as the surviving tenant by the entirety. Said Margaret B. Hyde died testate on or about December 30, 2024, devising the subject property to Ray Douglas Hyde, Jr., Teresa Hyde Saxon, and Charles Ray Hyde. Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 25P287.

Being improved property known as 2936 Lyndale Drive, Nashville, Tennessee 37207.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of May, 2025.

Teresa Marie Saxon (SEAL)

Teresa Marie Saxon

Charles Ray Hyde (SEAL)

Charles Ray Hyde

STATE OF GEORGIA
COUNTY OF EFFINGHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Marie Saxon and Charles Ray Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public
My commission expires: 07/08/2028

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF GEORGIA
WILLIAM T. JAMES
My Commission Expires
Jul. 8, 2028

(signatures continue on the next page)

_____(SEAL)
Ray Douglas Hyde, Jr.

STATE OF NEW JERSEY
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ray Douglas Hyde, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2025.

MAHMUT KURT
Notary Public, State of New Jersey
My Commission Expires Jun 28, 2028

_____
Notary Public
My commission expires: 06/28/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of May, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My commission expires: 10/24/28

File No. GNT-25-3990

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 5.9.25 (date of document).

Affiant Signature

May 12, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of May, 2025.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28