Karen Johnson Davidson County
Batch# 1295698 DEEDWARR
07/10/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250710-0054276

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$399,900.00.** **Affiant** Subscribed and sworn to before me, this **9th day of July, 2025.** **Notary Public** **My commission expires:** 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TaShunda L. Franklin and Myron Franklin **8914 Sunnyfield Way** **Nashville, TN 37211**	New owner 8914 Sunny Field Way Nashville, TN 37211	**181 02 0B 031.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Haynes, a widow**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **TaShunda L. Franklin and Myron Franklin, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of SECTION THREE, SUGAR VALLEY PLACE of record in Plat at Instrument No. 20140807-0071357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry G. Haynes and Jennifer Haynes, husband and wife, by Warranty Deed from Teresa Ivy Mckee, unmarried of record in Record Instrument Number 20220602-0063933, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 02, 2022. Henry G. Haynes having since died February 6, 2024 leaving Jennifer Haynes tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **8914 Sunnyfield Way, Nashville, TN 37211**.

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 in 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 my/our hand(s) this **9th day of July, 2025.**

Jennifer Haynes
Jennifer Haynes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of July, 2025, before me personally appeared Jennifer Haynes, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Can Allen 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 July 9, 2025.

Can Allen

Affiant Signature

7-9-25

Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026