Karen Johnson Davidson County
Batch# 1306944 DEEDWARR
08/08/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250808-0063156

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Karen Free
Affiant

Subscribed and sworn to before me, this 8th day of August, 2025.

Jennifer Russell
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 3000 High Rigger Drive Trust	**New Owner**	**15002027000**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dorris A Egbert, Ronnie L Haywood and Donnie E Haywood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 3000 High Rigger Drive Trust

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:

Land in Davidson County, Tennessee, being Lot No. 93, Revised, Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dorris A Egbert, Ronnie L Haywood, and Donnie E Haywood, by Quitclaim Deed Reserving a Life Estate from Dorris Leon Haywood and wife, Peggie L Haywood, as to a reserved life estate in subject property, dated April 12, 2024, of record in Instrument No. 202401416-0027109, in the Register's Office for Davidson County, Tennessee. Peggie L Haywood died December 6, 2024, thereby extinguishing her life estate in subject property. Dorris Leonard Haywood died April 2, 2025, thereby extinguishing his reserved life estate in subject property.

Further being the same property conveyed to Dorris Leonard Haywood and wife, Peggie L Haywood, by Quitclaim Deed for Tenancy by the Entirety from Dorris Leonard Haywood, a married man, dated April 12, 2024, of record in Instrument No. 20240415-0026344, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dorris Leonard Haywood, by Quitclaim Deed from Peggy Haywood, dated February 19, 2010, of record in Instrument No. 20100326-0022807, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peggy Haywood, married, by Warranty Deed from James T Harvey and Miranda Harvey, husband and wife, dated September 26, 2008, of record in Instrument No. 20081006-0101276, in the Register's Office for Davidson County, Tennessee.

Oath is hereby made that the subject property was never the sole primary marital residence of said Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3000 High Rigger Dr, Nashville, TN 37217.

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.

Dorris Egbert Date: 8/7/25
Dorris A Egbert

Ronnie Haywood Date: 8/7/25
Ronnie L Haywood

Donnie Haywood Date: 8/7/25
Donnie E Haywood

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Dorris A Egbert, Ronnie L Haywood, and Donnie E Haywood, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2025.

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

L Hahn
NOTARY PUBLIC

My Commission Expires:_____

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8-7-2025 (date of document).

Jennifer Russell
Affiant Signature

8-7-2025
Date

State of Tennessee

County of Sumner

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

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 9-19-2028

NOTARY'S SEAL

