Return to and

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1373116 DEEDWARR
01/23/2026 02:39:43 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20260123-0006013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration ~~or value, whichever~~ is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2026.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Lakedra Nykiera Barber	New Owner	093-16-0-202
811 Brooks Chapel Rd #2843 Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Daniel Hayes, a married man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Lakedra Nykiera Barber, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being the Northerly 28 feet of Lot No. 1, EMMA G. WATSON'S SUBDIVISION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more fully described as follows: Beginning at an iron pin in the Westerly margin of Fairfield Avenue and the South margin of a 10 foot alley, running thence South 8° 45' West with the Westerly margin of Fairfield Avenue 24 feet to an iron pin, thence North 89° 30' W 85.5 feet to a dead line, thence North 8° 45' East 28 feet to the South margin of a 10 foot alley, thence with the South margin of said alley 85.5 feet to Point of Beginning. All in accordance with survey and plat by Norris Hickerson, Surveyor, dated August 12, 1949.

Being the same property conveyed to Phillip Daniel Hayes, a married man, by Warranty Deed from Evelene S. Baldwin, Jimmy Robinson Jr., Janice Abernathy, Nicole Abernathy, Jamar Abernathy, James Abernathy, III, Brittany N. Abernathy, Patrick Abernathy, Erica Reynolds, and Tanya Summers, of record in Instrument No. 20250122-0004838, in the Register's Office for Davidson County, Tennessee, dated January 14, 2025 and recorded on January 22, 2025.

This property is unimproved property known as 76 Fairfield Avenue, Nashville, TN 37210.

Subject property was never marital residence of Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 22nd day of January, 2026.

Phillip Daniel Hayes

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 22nd day of January, 2026.

Notary Public
Commission expiration date: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028