WARRANTY DEED

Karen Johnson Davidson County
Batch# 1433705 DEEDWARR
06/16/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260616-0054391

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-1-29

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas P. Haynes	Douglas P. Haynes	086-02-0-011.00
(NAME)	(NAME)	
4819 Shadowlawn Drive	4819 Shadowlawn Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Derrick F. Haynes, a married person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Douglas P. Haynes, an unmarried person, hereinafter called the GRANTEE(S), his/her/their 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. 125 on the Plan of Dodson Heights of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6019 Baltic Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of June, 2026.

Derrick F. Haynes

Derrick F. Haynes

State of ~~Tennessee~~ Florida

County of ~~Wilson~~ Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick F. Haynes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of June, 2026.

Notary Public:

My Commission Expires: 10-31-27

Angel Rodriguez
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 459855
My Commission Expires 10/31/27

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 June 11, 2026.

Lissa Groom
Affiant
Date: June 11, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of June, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON