Karen Johnson Davidson County
Batch# 960492 DEEDWARR
01/12/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230112-0002735

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

File #22-DM-0805-VILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paloma Taylor (NAME)	**Same** (NAME)	**156 02 0 112.00**
805 Footpath Terrace (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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 consideration, the receipt of which is hereby acknowledged, **CATHERINE PAIGE HAYDEN AND ZACHARY SEAN HAYDEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PALOMA TAYLOR, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 612 on the Plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Book 4860, Page 111, as amended in Book 5051, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Catherine Paige Potter, an unmarried woman and Zachary S. Hayden, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed from Ann B. Oliver, n/k/a, Ann Bruss, Married, of record in Instrument No. 20150729-0074385, in the Register's Office of Davidson County, Tennessee, dated July 24, 2015 and recorded on July 29, 2015.

Being the same property conveyed to Catherine Paige Hayden and Zachary Sean Hayden, wife and husband, by Quit Claim Deed from Catherine Paige Potter now knowns as Catherine Paige Hayden, a married woman and Zachary S. Hayden, a married man, as tenants in common with rights of survivorship, of record in Instrument No. 20200831-0098577, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 31, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Woods Section of Harpeth Valley Park, as recorded in Plat Book 4860, Page(s) 111, as amended in Book 5051, Page 89 .
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5051, Page 92, as amended in Book 5197, Page 123 and Book 5228, Page 718.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **805 Footpath Terrace, Nashville, TN 37221**.

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), their heirs and 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), 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 the 9th day of January, 2023.

Catherine Paige Hayden

Zachary Sean Hayden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2023, before me personally appeared Catherine Paige Hayden, 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 January, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2023, before me personally appeared Zachary Sean Hayden, 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 January, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/9/2023.

D. Shayne Adair

1/12/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 **day of** January, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026