When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-20522-KS

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 15th day of March, 2023.

Notary Public
My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 983285 DEEDWARR
03/22/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230322-0020617

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Hayes and Jennifer Hayes 803 North Graycroft Avenue Nashville, TN 37115	Patrick Hayes and Jennifer Hayes 803 North Graycroft Avenue Nashville, TN 37115	042-07-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Sidney R. Naylor and Debbie Ann Naylor, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Patrick Hayes and Jennifer Hayes, husband and wife, 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 and more particularly described as follows:

Being Lot No. 46 on the map of Section Two, Morning View Subdivision, as of record in Book 2133, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 284 feet on the westerly side of Graycroft Avenue and runs back 218.79 feet on the northerly line and 220.11 feet on the southerly line, to a dead line, measuring 184 feet thereon.

Being the same property conveyed to Sidney R. Naylor and wife, Debbie Ann Naylor by Warranty Deed from Bobbie Sue Kennedy and husband, William Kennedy of record as Instrument No. 20010911-0098745 in the Register's Office for Davidson County, Tennessee, dated September 7, 2001 and recorded on September 11, 2001.

This is improved property located at: **803 North Graycroft Avenue, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2023.

GRANTOR:

Sidney R. Naylor

Debbie Ann Naylor

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sidney R. Naylor and Debbie Ann Naylor, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Emily Manno, 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 3/15/23.

Date

Affiant Signature

3/15/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026