THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146238** Karen Johnson Batch # 1082525 12/15/2023 10:23:27 AM Fees: $13.00 Taxes: $7,400.00 Davidson County DEEDWARR 2 pgs 20231215-0096839	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 14th day of December, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Oliver Oldacre and Hallie Oldacre 3904 Valley Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 12 0 193.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reed Hayes, unmarried, and Annie Hayes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oliver Oldacre and Hallie Oldacre, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block F on the Plan of Cherokee Park of record in Plat Book 547, Page(s) 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reed Hayes and Annie Hayes, husband and wife, by Warranty Deed from Catherine Fisher Delany and James Edward Delany, wife and husband, of record in Instrument No. 20191007-0102374, in the Register's Office of Davidson County, Tennessee, dated October 01, 2019 and recorded on October 07, 2019. Reed Hayes and Annie Hayes now divorced, see final decree of divorce in Case #23D313, Circuit Court of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park, as recorded in Plat Book 547, Page(s) 169 and 170.

Issuance of a Gas/Mechanical, Electrical or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County recorded in Book 11706, Page 122.

This is improved property located at 3904 Valley Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of December, 2023.

Reed Hayes

Annie Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reed Hayes and Annie Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026