	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,085,000.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Shawn Ray Henry **Amy Lynn Henry**	Studio Bank	**12901001900**
511 Jocelyn Hollow Ct	124 12th Ave. S., Ste 400	
Nashville, TN 37205	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory P Hayden and Sandra K Hayden, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Lynn Henry and Shawn Ray Henry, wife and husband

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, being Lot No. 766, Plan of West Meade Farms, Inc., Section 10, Revised, of record in Book 3106, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property, together with and subject to a Perpetual Easement Agreement of record in Instrument No. 20001222-0125833, said Register's Office.

Being the same property conveyed to Gregory P Hayden and Sandra K Hayden, husband and wife, by Warranty Deed from Karen Hall, Trustee of the Lucile D Smith Living Trust, devisee under the Last Will and Testament of Lucile D Smith, dated November 21, 2019, of record in Instrument No. 20191122-0120848, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch # 1097205 DEEDWARR
02/02/2024 09:33:29 AM 2 pgs
Fees: $13.00 Taxes: $4,014.50
20240202-0007385

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 511 Jocelyn Hollow Ct, Nashville, TN 37205.

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 in 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. 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.

Gregory R Hayden Date: 1/31/24

Sandra K Hayden Date: 1/31/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gregory P Hayden and Sandra K Hayden, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of January 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

