RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-18863-23

Karen Johnson Davidson County
Batch# 1113099 DEEDWARR
03/20/2024 02:27:30 PM 6 pgs
Fees: $33.00 Taxes: $780.70
20240320-0019343

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of March, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nash Homes, LLC 5600 Glenalden Drive Smyrna, TN 37167	Same address as new owner	059-10-0-309

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED ELEVEN THOUSAND AND 00/100 Dollars ($211,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT LEWIS MAYS, TALON CHASE MAYS, CHARLES MAYS, AND SANDREA LANETTE COVINGTON, ADMINISTRATOR OF THE ESTATE OF NANCY JOANNE MAYS CASE NO. 22P1958**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NASH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat, Haynes Manor, Section 9, Phase 1, of record in Book 6900, page 771, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy J. Mays, unmarried, from Michael D. Joyner and Amanda P. Joyner, married, by Warranty Deed dated December 22, 2006 and recorded January 5, 2007, in Instrument #20070105-0002476, said Register's Office. The said Nancy J. Mays having died unmarried, intestate June 4, 2022, and her estate being administered in Case No. 22P1958, Circuit Court for Davidson County, Tennessee where Sandrea Lanette Covington was appointed as Administrator of the Estate. See Affidavit of Heirship of record in Instrument #20230713-0053732, evidencing Robert L. Mays, Talon Chase Mays and Charles Mays as the only heirs-at-law.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X__ improved property, known as: 713 Garrison Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16 day of February, 2024

GRANTOR(S)

Robert Lewis Mays

The Estate of Nancy Joanne Mays Case No. 22P1958

By: _____

Sandrea Lanette Covington, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Robert Lewis Mays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of February, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

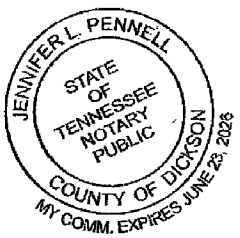
Printed Notary Name

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Sandra Lanette Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate of Nancy Joanne Mays, Case No. 22P1958, the within named bargainor and that she as such Administrator, executed the foregoing instrument for the purposes therein contained by signing her name as Administrator of the Estate of Nancy Joanne Mays, Case No. 22P1958.

WITNESS my hand and seal, this the 16 day of February, 2024.



Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

WITNESS MY/OUR HANDS, this _____ day of February, 2024

GRANTOR(S)

_____
Talon Chase Mays

STATE OF TENNESSEE

COUNTY OF _____

On this 16th day of February, 2024, before me personally appeared **TALON CHASE MAYS**, 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 _____ day of February, 2024.

_____
Notary Signature

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Sandra Lanette Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate of Nancy Joanne Mays, Case No. 22P1958, the within named bargainor and that she as such Administrator, executed the foregoing instrument for the purposes therein contained by signing her name as Administrator of the Estate of Nancy Joanne Mays, Case No. 22P1958.

WITNESS my hand and seal, this the _____ day of February, 2024.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

WITNESS MY/OUR HANDS, this 16 day of February, 2024

GRANTOR(S)

Talon Chase Mays

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of February, 2024, before me personally appeared **TALON CHASE MAYS**, 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 16 day of February, 2024.

Notary Signature

My commission expires:

PAIGE TABOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

WITNESS MY/OUR HANDS, this 13 day of March, 2024

GRANTOR(S)

X Charles Mays

Charles Mays

JILL LEE MILES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 16th day of February, 2024, before me personally appeared **CHARLES MAYS**, 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 13 day of March, 2024.

Notary Signature

My commission expires: 04-19-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 16, 24 (date of document).

Jennifer L. Pennell

March 20, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

