WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141306 DEEDWARR
05/31/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20240531-0040647

G-P-24-1212-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Knight	New Owner	
(NAME)	(NAME)	
1212 Laurel St #1501	8 Winslow Place	**093-09-0C-163-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Longboat Key, FL 34228	
(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, **ROBERT HITCHCOCK HAYES, CO-TRUSTEE OF THE HAYES FAMILY TRUST DATED OCTOBER 1, 1999,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON KNIGHT, A MARRIED 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:

A certain condominium located in Davidson County, Tennessee, being Unit 1501 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-291, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Robert Hitchcock Hayes and Lynne R. Hayes, Trustees, Hayes Family Trust dated October 1, 1999 as the separate property of each trustee as to an undivided one-half interest by Warranty Deed from Hans Mattias Ekholm, unmarried of record as Instrument No. 20180226-0017583 in the Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on February 26, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map(s) recorded in Instrument No. 20120216-0013756, of Official Records.
- Covenants, conditions, restrictions and easements contained in Declaration of Condominium for Twelve Twelve, a Condominium, recorded as Instrument Number 20140718-0063781, and any and all amendments thereto.
- Final Consent Judgment conveying property to the State of Tennessee for construction of a controlled access highway as set forth in Book 4370, Page 916 and Book 4395, Page 715, Davidson County Register's Office.
- Charter of Twelve Twelve Condominium Association, Inc. as set forth in Instrument No. 20140627-0056540.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Laurel St #1501 , Nashville, Tennessee 37203**.

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 31st DAY OF MAY, 2024.

Hayes Family Trust dated October 1, 1999

BY: Robert Hitchcock Hayes

Robert Hitchcock Hayes
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HITCHCOCK HAYES, TRUSTEE of HAYES FAMILY TRUST DATED OCTOBER 1, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2024.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ryan Lux, 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 **May 31, 2024**.

Date

Affiant Signature

May 31, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31st** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY