WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162655 DEEDWARR
07/25/2024 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20240725-0056423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JULY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-13-28

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3222LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leslie Schatten Stillman	Same as the new owner	
1331 Otter Creek Road		
Nashville, TN 37215-5212		145-10-0-026.00

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 ACKNOWLEDGED, WE,

ELDRIDGE KENDALL HAYES AND WIFE, NANETTE LYNNE HAYES

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

LESLIE SCHATTEN STILLMAN, AN UNMARRIED WOMAN

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. 125, on the Plan of Tyne Valley Estates, Section 8, as of record in Book 3500, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 200 feet on the Southerly side of Otter Creek Road, and extends back between parallel lines, 327.5 feet to a dead line.

Being the same property conveyed to Eldridge Kendall Hayes and Wife, Nanette Lynne Hayes, by Quitclaim Deed from Randall Austin Rogers, Married, dated November 12, 2020 and recorded December 1, 2020, in Instrument No. 20201201-0139313, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eldridge Kendall Hayes, Married and Randall Austin Rogers, Married, As Tenants In Common, by Warranty Deed from Wayne Roger Hucaby, Married, dated February 16, 2018 and recorded February 20, 2018 in Instrument No. 20180220-0015708, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 3500, Page 148, of the Public Records of Davidson County, Tennessee.
5. Easement recorded in Official Records Book 7765, Page 546, of the Public Records of Davidson County, Tennessee.

This is improved property known as 1331 Otter Creek Road, Nashville, TN 37215-5212

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 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.

Witness our hand on the 25th day of July, 2024.

Eldridge Kendall Hayes

Eldridge Kendall Hayes

Nanette Lynne Hayes

Nanette Lynne Hayes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ELDRIDGE KENDALL HAYES AND NANETTE LYNNE HAYES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of July, 2024.

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Notary Public

I Lisa Allard, 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 July 25, 2024.

Lisa Allard July 25, 2024

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this July 25, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY