Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Nolan Andrew Hays and Elizabeth
696 Belgium Drive
Hermitage, TN 37076

Karen Johnson
Batch # 1174388
08/26/2024 09:40:59 AM
Fees: $13.00 Taxes: $1,220.95
Davidson County
DEEDWARR
2 pgs
20240826-0065309

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:

Map & Parcel(s):
075 12 0A 152.00

New Owner

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kasey Ladner (FKA Kasey Fiedler) and Zachary Ladner, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Nolan Andrew Hays and Elizabeth Arlene Hays, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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. 52 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D of record in Plat at Instrument No. 20040407-0039587, 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 by Warranty Deed from Kristina Williams, a single woman to Kasey Fiedler, an unmarried woman and Zachary Ladner, an unmarried man, recorded September 14, 2021, as Instrument No. 20210914-0123299 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 696 Belgium Drive, Hermitage, TN 37076

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 this 22 day of August, 2024.

Kasey Ladner (FKA Kasey Fiedler)

Zachary Ladner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22 day of August, 2024, before me personally appeared Kasey Ladner (FKA Kasey Fiedler) and Zachary Ladner, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 22 day of August, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,987.00.

Affiant Signature

Subscribed and sown to before me, this the 23rd day of August, 2024.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025