Karen Johnson Davidson County
Batch# 1179096 DEEDWARR
09/09/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240909-0069080

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2024.

Notary Public

My commission expires: 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laura Zahn	**New Owner**	**119-01-0-365.00**
321 Oriel Avenue		
Nashville, TN 37210		

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, I,

Madeline Grider-Hayes, a married woman, FKA Madeline Hayes,

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

Laura Zahn, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 the westerly 35 feet of Lot No. 95 and the easterly 17 feet of Lot No. 96 on the Plan of Overhill City and W.H. Fox Subdivision of Block No.'s 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision of record in Book 332, Page 21, 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 to Madeline Hayes, unmarried, by Warranty Deed from Patrick J. Hayes and Gail B. Hayes, husband and wife, dated September 20, 2021, of record in Instrument No. 20210922-0127414, Register's Office for Davidson County, Tennessee. Madeline Hayes has since married and is now known as Madeline Grider-Hayes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters on the plan of record in Book 332, Page 21, Register's Office for Davidson County Tennessee.
c. All other easements and restrictions of record.

This conveyance is further 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 (__X__) unimproved (____) property known as 321 Oriel Avenue, Nashville, TN 37210.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE, her 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.

DATED this 5th day of September 2024.

Madeline Grider-Hayes by A. Scott Hubbard Attorney in fact
Madeline Grider-Hayes by:
A. Scott Hubbard, her Attorney-In-Fact

Clayton Grider-Hayes, husband of Madeline Grider-Hayes, joins in the execution of this instrument to convey his interest in said property, if any, by virtue of his marriage or otherwise.

Clayton Grider-Hayes by A. Scott Hubbard Attorney in fact
Clayton Grider-Hayes by:
A. Scott Hubbard, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Madeline Grider-Hayes and Clayton Grider-Hayes for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Madeline Grider-Hayes and Clayton Grider-Hayes, and is authorized by Madeline Grider-Hayes and Clayton Grider-Hayes to execute this instrument on their behalf.

This the 5 day of September, 2024.

My Commission Expires: 3.20.2028

Shannon R Richardson
NOTARY PUBLIC

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-351
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Kilee Thornton, 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 **September 9, 2024**.

Date

Kilee Thornton

Affiant Signature

September 9, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **September**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025