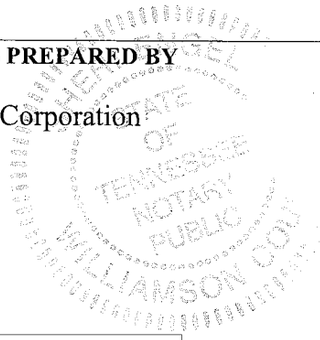
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7854-WE



Karen Johnson Davidson County
Batch# 1194226 DEEDWARR
10/16/2024 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $25,160.00
20241016-0080284

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-21-2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthews Family Trust u/a/d May 26, 2021	NEW OWNER	
1011 Grassland Lane		131-16-0-054.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Raymond Sisler Hayles, III and Kara McMillan Hayles, Trustees of the Hayles Marriage Trust, dated June 9, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Clay Matthews, III and Casey Lynn Matthews, Trustees of the Matthews Family Trust dated May 26, 2021**

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. 17 on the Plan of Gateway Acres, Second Addition, of record in Plat Book 1424, Page 83, 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 Raymond Sisler Hayles, III and wife, Kara M. Hayles by Warranty Deed from R. L. Moore, Trustee of 1011 Grassland Revocable Trust of record in Instrument No. 20160803-0080480, Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016.

Being the same property conveyed to Raymond Sisler Hayles, III and Kara McMillan Hayles, Trustees under Hayles Marriage Trust Dated June 9, 2021 by Quitclaim Deed from Raymond Sisler Hayles, III and wife, Kara M. Hayles of record in Instrument No. 20210614-0079957, Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 14, 2021, as corrected by Scrivener's Affidavit of record in Instrument No. 20241007-0077477, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1011 Grassland Lane, Nashville, TN 37220**

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, their heirs and assigns forever; and we do covenant with 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 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 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 hands this the 15 day of October, 2024.

Hayles Marriage Trust, dated June 9, 2021

By: _____
Raymond Sisler Hayles, III
It: Trustee

By: _____
Kara McMillan Hayles
Its: Trustee

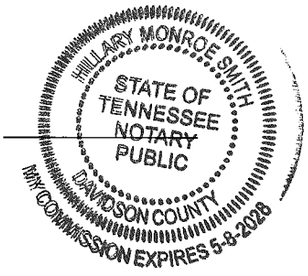
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Sisler Hayles, III and Kara McMillan Hayles, Trustees**, with whom I am personally acquainted and who, upon their oaths, did acknowledge themselves to be the **Trustees** of the **Hayles Marriage Trust, dated June 9, 2021,** the within named bargainor, and that as such **Trustees**, being authorized to do so, they did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust by **Raymond Sisler Hayles, III and Kara McMillan Hayles,** as **Trustees.**

Witness my hand and official seal this the 15 day of October, 2024.

_____
Notary Public

My Comission Expires: _____



I, Sheri Engel, 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 this 15th day of October, 2024

Sheri Engel

Dated 10-16-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 16th day of October, 2024

My commission expires: 2/7/27

Notary Public

