This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $760,000.00.

Affiant

Subscribed and sworn before me this the 15th day of November, 2024.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1208105 DEEDWARR
11/25/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20241125-0091722

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alanna Cunningham 811 N. 16th St. Nashville, TN 37206	New Owner	083-06-0 043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT A. HAYES AND CARMELA JOY HAYES, ~~HUBAND~~ husband AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALANNA CUNNINGHAM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.5 and part of Lot No.4 on the Plan of Second Subdivision of Weakley Home Tract, as of record in Plat Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Hayes and Carmela Joy Hayes, husband and wife, by deed dated 01/05/2023, from Robert A. Hayes and Carmela Joy Hayes, Co-Trustees of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust, of record in Instrument No. 20230109-0001519, Register's Office for said County.

Also being the same property conveyed to Robert Hayes and Carmela Joy Hayes, Co-Trustees of The Robert Alan Hayes and Carmela Joy Hayes Revocable Living Trust, by deed dated 08/10/2022, from Robert A. Hayes and Carmela
Joy Hayes, husband and wife, of record in Instrument No. 20220816-0092590, Register's Office for said County.

Also being the same property conveyed to Robert Hayes and Cannela Joy Hayes, husband and wife, by deed dated 11/28/2012, from Curtis Pierce, II, unmarried, of record in Instrument No. 20121207-0113095, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 811 N. 16th St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the _____ day of November, 2024.

Robert A. Hayes

Carmela Joy Hayes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert A. Hayes and Carmela Joy Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2024.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly Ray, 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 **11/15/2024**.

Date

Holly Ray

Affiant Signature

11/15/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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