THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4933
Parcel ID. 117-15-0A-011.00

Property Address
1900 Richard Jones Road, X11, Nashville, TN 37215

Karen Johnson
Batch # 1221899
12/31/2024 09 53 55 AM
Fees $13 00 Taxes $1,184 00

Davidson County
DEEDWARR
2 pgs

20241231-0101384

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Warranty Deed

Send Tax Statements To:
Thomas Hayes
8954 Horton Highway
College Grove, TN 37064

Name and Address of New Owner:
Thomas Hayes
8954 Horton Highway
College Grove, TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CONNIE B. HASTY, a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **THOMAS HAYES, a married man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-3, on the Horizontal Property Regime for Green Hills Terrace, as recorded in the Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and as shown on plat of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CONNIE B. HASTY by Deed dated January 11, 2010 from ESTATE OF ROBERT VINCENT DELEVANTE, and ROBERT V. DELEVANTE, JR. and MICHAEL O. DELEVANTE, as Devisees and Heirs at Law, recorded January 19, 2010, in Instrument Number 20100119-0004294, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1900 Richard Jones Road, X11, Nashville, TN 37215.

The property being conveyed herein was not the principal residence of the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1 Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee.

3. Grant of Easement to Comcast of Nashville I, LLC as contained in Instrument Number 20110930-0075704 and Instrument Number 20150814-0081514, Register's Davidson County, Tennessee.

4. Master Deed to Homeowners Association as contained in Book 5304, page 702, Book 7841,

page 557 and Book 9830, page 181, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 11362, page 463, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 30th day of December, 2024.

Connie B. Hasty
CONNIE B. HASTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CONNIE B. HASTY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of December, 2024.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-19-28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $320,000.00.

Affiant

SWORN TO and subscribed before me on this 30th day of December, 2024

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:

My Commission Expires.
May 20, 2028