THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149411**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2024. Notary Public My Commission Expires: 9/7/26

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1221952 DEEDWARR
12/31/2024 10:54:21 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20241231-0101464

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip D. Hayes and Laura P. Hayes 915 Cadillac Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 132 09 0 100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William W. Pursell and Helen S. Pursell, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Phillip D. Hayes and Laura P. Hayes, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 26 on the Plan of OAK HILL SUBDIVISION NO.1, property of W. H. Soper of record in Plat Book 547, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Said part of Lot No. 26, fronts 100 feet on the southerly margin of Cadillac Avenue and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to William W. Pursell and Helen S. Pursell, husband and wife, by Warranty Deed from Blair Blaylock, unmarried, of record in Instrument No. 20050711-0079639, in the Register's Office of Davidson County, Tennessee, dated June 24, 2005 and recorded on July 11, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL SUBDIVISION NO.1, as recorded in Plat Book 547, Page(s) 49.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 915 Cadillac Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 27th day of December, 2024.

William W. Pursell

Helen S. Pursell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William W. Pursell and Helen S. Pursell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2024.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Return To:
Notewordy Title
4235 Hillsboro Pike #300
Nashville, TN 37215