This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1234302 DEEDWARR
02/05/2025 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $540.20
20250205-0008729

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $146,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of Jan., 2025.

Notary Public

My Commission expires 11 / 15 / 2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Dustin Paul Hayes
500 Paragon Mills Road #H3
Nashville, TN 37211

SEND TAX BILLS TO:
Dustin Paul Hayes

MAP AND PARCEL NUMBER: 133110A04900CO

WARRANTY DEED
24NT01477

Effective the 24 Day of Jan, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kathryn L. Sievers, unmarried and Debra L. Sievers Lightner, married, Co-Trustees, Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dustin Paul Hayes, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-3 of Canterbury Hall Condominium, a condominium of horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office.
Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan. (Description from prior deed of record.)

Being the same property conveyed to Kathryn L. Sievers and Debra L. Sievers Lightner, Co-Trustees, Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended from Kathryn L. Sievers, Trustee, Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, by Quitclaim Deed dated 08/27/2008 and recorded 10/09/2008 in Instrument No. 20081009-0102421, Register's Office of said County.
Being the same property conveyed to Kathryn L. Sievers and Debra L. Sievers Lightner, Co-Trustees, Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended from Kathryn Sievers, by Quitclaim Deed dated 08/27/2008 and recorded 10/09/2008 in Instrument No. 20081009-0102420, Register's Office of said County. Debra L. Sievers has since passed, leaving Christopher P. Lightner as Successor Trustee evidenced by Trust Certification of record in Book 202502050008728, Davidson County, Tennessee.

Being the same property conveyed to Kathryn Sievers, a one-sixth undivided interest, by Quitclaim Deed from Debra L. Sievers Lightner, dated May 19, 2008, of record in Instrument Number 2008-0827-0087830, Register's Office, Davidson County, Tennessee; and being the same property conveyed to Kathryn Sievers, a one-sixth undivided interest, by Quitclaim Deed from Anita D. Sievers Allex, dated June 16, 2008, of record in Instrument Number 20080827-0087829, Register's Office, Davidson County, Tennessee; and being the same property conveyed to Kathryn Sievers, a one-sixth undivided interest, by Quitclaim Deed from Debra L. Sievers Lightner, Trustee, Kathryn L. Sievers Trust U/A dated May 1, 1998, as amended, dated August 27, 2008, of record in Instrument Number 20080916-0094515, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Debra L. Sievers Lightner, a one-sixth undivided interest as tenant-in-common, by Quitclaim Deed dated 05/19/2008 and recorded 08/15/2008 in Instrument No. 20080815-0083926, Register's Office of said County.

Being the same property conveyed to Anita D. Sievers Allex, a one-sixth undivided interest as tenant-in-common, by Quitclaim Deed dated 05/19/2008 and recorded 08/15/2008 in Instrument No. 20080815-0083926, Register's Office of said County.

Being the same property conveyed to Kathryn L. Sievers, Trustee, Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, by Quitclaim Deed from Kathryn Sievers, dated February 27, 2008, of record in Instrument Number 20080304-0021363, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kathryn Sievers and Irene Sievers from Roy W. Danis and wife, Margery E. Danis, by Warranty Deed dated 03/28/1988 and recorded 04/27/1988 in Book 7527, page 441, Register's Office of said County. The said Irene Sievers having since died on 11/07/2007.

This is an improved property commonly known as: 500 Paragon Mills Rd Unit H3, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 24 day of JAN, 2025

Kathryn L. Sievers, as Co. Trustee

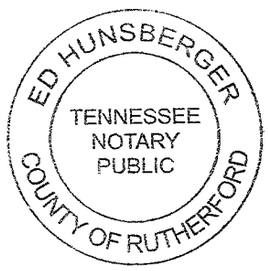
Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended
By: Kathryn L. Sievers, as Co-Trustee

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Kathryn L. Sievers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Co-Trustee** (or other officer authorized to execute the instrument) of **Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended** the within named bargainor, a **Trust**, and that such **Co-Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust** as **Co-Trustee** (or other authorized officer).

Witness my hand, at office, this 24 day of JAN, 2025.

Notary Public
My Commission expires: 1 / 25 / 26.



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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 24 day of JAN, 2025

Richard Patrick Lightner as Successor Trustee

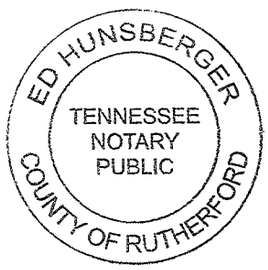
Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended
By: Richard Patrick Lightner, as Successor Trustee

State of TN
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Richard Patrick Lightner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee** (or other officer authorized to execute the instrument) of **Kathryn L. Sievers Revocable Living Trust Agreement dated February 27, 2008, as amended** the within named bargainor, a **Trust**, and that such **Successor Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust** as **Successor Trustee** (or other authorized officer).

Witness my hand, at office, this 24 day of JAN, 2025.

Ed Hunsberger
Notary Public
My Commission expires: 1 / 25 / 26.



Certificate of Authenticity

I, Joshua A. Terry, 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 11/24/25.

Affiant Signature – Joshua A. Terry

11/29/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/29/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29