Prepared by
Record and Return To
Rosenthal Title, Inc
Parkon Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1239016 DEEDWARR
02/20/2025 02 41 12 PM 2 pgs
Fees $13 00 Taxes $2,349 50

20250220-0012531



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $635,000 00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2025

Notary Public

My commission expires _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Justin Tays and Rebecca Tays and Dwight Tays and Cynthia Tays	**New Owner**	**126-14-0A-090.00CO**
1605 Alayna Drive		
Nashville, TN 37221		

FOR AND IN 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,

Alex Hattenhauer, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Tays and Rebecca Tays, husband and wife, and Dwight Tays and Cynthia Tays, husband and wife, as joint tenants with right of survivorship

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 90 on the Plan of Travis Trace Subdivision, Phase 4 of the Plat of record as Instrument No 20190710-0067020, 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 Alex Hattenhauer, a single man, by Warranty Deed from Melinda Cortney Guinn, unmarried, of record in Instrument No 20211202-0160139, dated November 30, 2021, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee Subsequent taxes are assumed by the Grantees
b This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No 20190710-0067020 Register's Office for Davidson, Tennessee
c Restrictive covenants contained in an instrument of record in Instrument No 20140703-0058975, amended and supplemented in Instrument No 20180601-0052239 and Instrument No 20180604-0052828, Register's Office for Davidson County, Tennessee
d Charter for Homeowners Association of record in Instrument No 20141217-0115370, in the Register's Office for Davidson County, Tennessee
e. Detention Pond Easement Agreement of record in Instrument No 20130614-0061084, Instrument No 20130617-0061817, Instrument No 20170217-0016414, in the Register's Office for Davidson County, Tennessee
f Storm Water Detention Agreement of record in Instrument No 20070423-0047722, in the Register's Office for Davidson County, Tennessee
g. Assignment of Developer Rights of record in Instrument No 20170217-0016413, in the Register's Office for Davidson County, Tennessee

h. Restrictions for Storm Water Facilities and Systems of record in Instrument No 20140108-0002017, in the Register's Office for Davidson County, Tennessee
i Easement to Harpeth Valley Utility District of record in Instrument No 20070523-0061462, Instrument No 20071109-0132431, corrected in Instrument No 20071210-0142184, in the Register's Office for Davidson County, Tennessee
j Sanitary Sewer and/or Drainage Easement of record in Instrument No 20070801-0091062, Instrument No 20070801-0091141, Instrument No 20130614-0061081, in the Register's Office for Davidson County, Tennessee
k. Public Utility Easement of record in Instrument No 20071115-0133969, in the Register's Office for Davidson County, Tennessee
l Temporary Construction Easements of record in Instrument No 20070523-0061457, Instrument No 20070523-0061458, Instrument No 20070523-0061459, Instrument No 20070523-0061460, Instrument No. 20070523-0061461, Instrument No 20130614-0061078, Instrument No 20130614-0061082, Instrument No 20130614-0061085, Instrument No 20130614-0061087, in the Register's Office for Davidson County, Tennessee
m Agreement and Dedication of Public Utility and Drainage Easements of record in Instrument No 20130614-0061074, Instrument No 20130614-0061075, Instrument No 20130614-0061076, Instrument No 20130614-0061077, in the Register's Office for Davidson County, Tennessee.
n Deed of common areas to Homeowners Association of record in Instrument No 20210611-0079049, in the Register's Office for Davidson County, Tennessee
o Agreement for Dedication of Public Utility and Drainage Easement and/or Public Street Right of Way and Temporary Construction Easement Agreement of record in Instrument No 20130614-0061073, in the Register's Office for Davidson County, Tennessee
p Temporary Construction Easement Agreement for Sanitary Sewer and Appurtenances of record in Instrument No 20130614-0061083 and Instrument No 20130614-0061086, in the Register's Office for Davidson County, Tennessee
q All matters of record in Book 161, Page 18 and Instrument No 20010226-0017622, in the Register's Office for Davidson County, Tennessee
r Subject to rights of others in and to common areas/elements
s Subject to lien for special assessment contained in DCCR's/Master Deed
t. Subject to HOA dues- if any
u All other easements and restrictions of record

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as 1605 Alayna Drive, Nashville, TN 37221

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 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 my/our hand(s) this 14th day of February, 2025

Alex Hattenhauer

*Jamie Hattenhauer, spouse of Alex Hattenhauer, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property

Jamie Hattenhauer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Alex Hattenhauer and wife, Jamie Hattenhauer,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of February, 2025

Notary Signature
My commission expires

File # 25-34

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/14/25
COUNTY OF WILLIAMSON