RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-27874-25

Karen Johnson Davidson County
Batch# 1240273 DEEDWARR
02/24/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20250224-0013545

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of Feb, 2025

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hayden and Karen Kay Hayden 689 Williamsport Court Nashville, TN 37221	NEW OWNER	128-03-0B-026-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FOUR THOUSAND AND 00/100 Dollars ($534,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW J. MASON, SINGLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS HAYDEN AND KAREN KAY HAYDEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 26 on the Plan of Final Plat, Williamsport Subdivision, Section One, a residential planned unit development, of record in Book 7900, pages 628 and 629, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew J. Mason from David L. Turner and wife, Tonya Turner, by Warranty Deed dated July 15, 2020 and recorded July 16, 2020 in Instrument #20200716-0077898, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 689 Williamsport Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of February, 2025

GRANTOR(S)

Andrew J. Mason

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Andrew J Mason, 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.

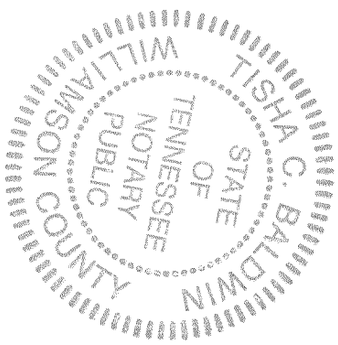
WITNESS my hand and seal, this the 20th day of February 2025.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26



True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of February, 2025.

Affiant Signature
Date 2/20/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027