WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2025.

Notary Public

COMMISSION EXPIRES: _____

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1245597 DEEDWARR
03/11/2025 07:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250311-0018078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Hayes Revocable Living Trust	NEW OWNER	115-13-0-003
(NAME)	(NAME)	
6339 Charlotte Pike #1245		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Nanci Collins, Suzanne Mayes Calvert (being one and the same as, and f/k/a Suzanne Brothers), and David Mayes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert W. Hayes and Bryan K. Barnard, Co-Trustees, of Robert W. Hayes Revocable Living Trust dated February 2, 2022,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 104 on the Plan of West Meade Hills, Section Four, as of record in Book 3300, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 60 feet on the southerly terminus of Cammack Court, and extends back between lines 224.5 feet on the westerly line and 449.0 feet on the easterly line, to a dead line in the rear on which it measures 479.8 feet.

Being the same property conveyed to William B. Mayes and wife, Elizabeth H. Mayes by warranty conveyed deed to from William A. Staker and wife, Dorothy R. Staker, of County, of record in Book 4007, page 479 in the Register's Office for Davidson County, Tennessee. The said William B. Mayes predeceased the said Elizabeth H. Mayes, thus vesting her with sole title to the property as surviving tenant by the entireties. The said Elizabeth H. Mayes, who is one and the same as Mae Elizabeth Mayes ("Decedent"), died on July 31, 2024, leaving a Last Will and Testament (the "Will") that was admitted to probate in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee in Docket No. 24P1803 and Nanci Mayes Collins, a daughter of Decedent, was appointed as Executor of Decedent's testate estate. The Will left all of the residue of Decedent's estate, including, without limitation, the property described herein, to Decedent's living children, who are Nanci Collins, Suzanne Brothers, and David Mayes, all adults. Executor conveyed any and all interest of Decedent's estate to the said Nanci Collins, Suzanne Brothers and David Mayes by Executor's Deed dated February 11, 2025 and recorded on February 18, 2025 in Instrument No. 20250218-0011803 in the Register's Office for Davidson County, Tennessee. See also, Affidavit of Heirship of record in Instrument No. 202503110018077, said Register's Office

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 822 Cammack Court (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (Postal Zip)

File No.: 8098-25
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do covenant with 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, successors 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 our hands this 10th day of March, 2025.

Nanci Collins, Grantor

Suzanne Mayes Calvert, f/k/a
Suzanne Brothers, Grantor

David Mayes, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nanci Collins, Suzanne Mayes Calvert (being one and the same as and f/k/a Suzanne Brothers), and David Mayes, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2025.

Commission Expires: 11/3/25

NOTARY PUBLIC

LESLIE C. LOUGHLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

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 10 day of March, 2025.

Affiant Signature
Date 3/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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

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