This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1248586 **DEEDWARR**
03/20/2025 12 39 11 PM 2 pgs
Fees $13 00 Taxes $2,201 50

20250320-0020527

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this 19 day of March, 2025.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Catherine Murray and Camillo Colombo	New Owner	083 14 0L 001.00
401 South 17th Street Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip D. Hayes, a married man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sarah Catherine Murray and Camillo Colombo, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows to- wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 401A of 401 S 17TH STREET UNITS A AND B, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 401 S 17TH STREET UNITS A AND B, a Horizontal Property Regime, of record in Instrument No 20230629-0049840, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Phillip D Hayes, by Warranty Deed from Southeastern Investments IV LLC , a Tennessee Limited Liability Company, of record in Instrument No 20220829-0097008, in the Register's Office of Davidson County, Tennessee, dated August 23, 2022 and recorded on August 29, 2022.

Subject property was never marital residence of Grantor

This property is improved property known as 401 South 17th Street, Unit A Nashville, TN 37206

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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 19 day of March, 2025

Phillip D Hayes

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip D. Hayes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal this 19 day of March, 2025

Notary Public
Commission expiration date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON