WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $150,000.00 Affiant Subscribed and sworn to before me This 14th day of April, 2025. Notary Public My Commission Expires: 1.24.29	Karen Johnson Davidson County Batch# 1260565 DEEDWARR 04/16/2025 12:50:30 PM 4 pgs Fees: $23.00 Taxes: $555.00 20250416-0029101 JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Maria R. Leon-Palma 370 Wallace Road, E-17, Nashville, TN 37211	**New Owner**	**147030B05400CO**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Owen Heaston Hays and Sheila Thomas Hayes, husband and wife** (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto **Maria R. Leon-Palma, a single woman** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit E-17, together with appurtenant interest in the common elements of the Southern Hills Condominiums, a horizontal property regime, established by and shown as Exhibits "A-2" to the Master Deed of record in Book 6594, Page 502, and

amended in Book 7044, Page 209, said Register's Office for said county, to which Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Owen Heaston Hayes and Sheila Thomas Hays, by deed of record in Instrument No. 2013904-0093062, Register's Office for Davidson County, Tennessee.

This is an improved real property commonly known as 370 Wallace Road, Unit E-17, Nashville, TN 37211.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable.
4. 2024 Davidson County Property taxes show PAID in the amount of $916.00 for Map/Parcel 147030C05400CO.
5. Master Deed of record in Book 6469, Page 502, Book 7044, Page 209, and instrument No. 20010924-0103170, said Register's Office
6. Easement of Record in Book 4435, Page 29, and Book 6695, Page 22, said Register's Office
7. Subject to matters on plat of record in Book 6594, Page 502, said Register's Office.
8. Charter of Southern Hills Condominiums HOA of record in Book 6576, Page 69, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 14th day of April, 2025.

Grantor:

Owen Hays — 4/14/25

By: Owen Heaston Hays **Date**

Sheila Thomas Hays — 4/14/25

By: Sheila Thomas Hays **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of April, in the year 2025, before me the undersigned, personally appeared Owen Heaston Hays, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 14th day of April, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of April, in the year 2025, before me the undersigned, personally appeared Sheila Thomas Hays, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 14th day of April, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 April 14, 2025.

AFFIANT SIGNATURE

4.16.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 16th day of April, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029