Karen Johnson Davidson County
Batch# 1269702 DEEDWARR
05/07/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250507-0035482

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2025. Notary Public My Commission Expires: 7-7-25

CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

WARRANTY DEED

Address New Owner: TN Assets 1 LLC 1011 16th Ave S. Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 15 0 166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alyca A. Hayes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Assets 1 LLC, a limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Certain real property situated in Davidson County, Tennessee, described as follows:
Being Lot No. 80 on the plan of WHISPERING HILLS, SECTION I, of record in Plat Book 2331, Pages 82, 83, and 84, Register's Office for said County.

Said Lot No. 80 fronts 103 feet on the Southerly side of Southcrest Drive and runs back between lines, 238.7 feet on the Easterly line and 238.4 feet on the Westerly line to a dead line in the rear on which it measures 124 feet.

Being the same property conveyed to Alyca A. Hayes, by Quitclaim Deed from Janet L. Haden and husband T. Lyle Haden, of record in Instrument No. 20060915-0114685, in the Register's Office of Davidson County, Tennessee, dated August 28, 2006 and recorded on September 15, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION I, as recorded in Plat Book 2331, Page(s) 82-84.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2481, Page 499.

This is improved property located at 517 Southcrest Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of May, 2025.

Alyca A. Hayes

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyca A. Hayes, 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, at office, this 5TH day of May, 2025.

Notary Public
My Commission Expires: 5/9/2027

JOSHUA CARLOS
Notary Public-State of Nevada
Appointment No.19-2559-1
My Appointment Expires 05-09-2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/6/2025 (date of document).

Affiant Signature

5/6/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

