Karen Johnson Davidson County
Batch# 1274268 DEEDWARR
05/19/2025 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250519-0038927

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ABBEY WINDLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2025. Notary Public My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner: Phillip Daniel Hayes, 2203 Burbank Avenue, Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 119-01-0-188

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREYSON INGLE AND KEVIN CHRISTIAN MAY, WIFE AND HUSBAND,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PHILLIP DANIEL HAYES, A MARRIED MAN,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot 5, Map showing changes in Lots 34, 35, 36, 37 of First Mortgage Bond Company's Subdivision of part of Block "B", Overhill City Plan Subdivision, as shown on plat of record in Book 843, page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**
>
> **Being the same property conveyed to Greyson Ingle, a single person by Deed dated February 18, 2021 from Lucas A. Myers, unmarried, recorded February 26, 2021, in Instrument Number 202102260024626, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **2203 Burbank Avenue, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 16 day of May, 2025.

GREYSON INGLE

KEVIN CHRISTIAN MAY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREYSON INGLE AND KEVIN CHRISTIAN MAY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of May, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **5/16/2025** (date of document).

Affiant Signature

5/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **May**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY