WARRANTY DEED

Karen Johnson
Batch # 1278372
05/28/2025 10 35 32 AM
Fees $13 00 Taxes $4,395 60

Davidson County
DEEDWARR
2 pgs

20250528-0041722

File #25-TC-6212-W

(SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,188,000 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2025

Tracey Perry
Notary Public
MY COMMISSION EXPIRES 5-9-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Raymond Sisler Hayles, III 2022 GST Exempt Family Trust	**NEW OWNER**	
(NAME)	(NAME)	**158 03 0 025.00**
1207 Canterbury Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES S. COBEAN AND SUSAN PEARLMAN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RAYMOND SISLER HAYLES, III, TRUSTEE OF THE RAYMOND SISLER HAYLES, III 2022 GST EXEMPT FAMILY TRUST,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 703 on the RESUBDIVISION OF LOT 703, HILLSBORO PARK, SECTION VII, of record in Instrument No 20000628-0064132, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Charles S Cobean and wife, Susan Pearlman, by Warranty Deed from Anne H Knestrick, unmarried, of record in Instrument No 20010711-0073833, in the Register's Office for Davidson County, Tennessee, dated July 6, 2001 and recorded on July 11, 2001

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 A RESUBDIVISION OF LOT 703, HILLSBORO PARK SECTION VII, as recorded in Instrument No. 20000628-0064132.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION VII, as recorded in Plat Book 2330, Page 106
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTABLISHMENT OF LOT 1 OF THE KNESTRICK SUBDIVISION, as recorded in Instrument No 20000628-0064131.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2637, Page 309.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **6212 Gardendale Drive, Nashville, TN 37215.**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 27th day of May, 2025

Charles S Cobean

Susan Pearlman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2025, before me personally appeared Charles S Cobean and Susan Pearlman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 27th day of May, 2025

Notary Signature
My commission expires

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