WARRANTY DEED

Karen Johnson
Batch # 1279529
05/30/2025 09 45 29 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20250530-0042517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/06/2029
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
CALTENN, INC	new owner	
(NAME)	(NAME)	08610002700
612 Granwood Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Cedric A. Hayes, Darrel D. Hayes, Gerric Hayes, Jaridan Hayes, and Kendall Hayes** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALTENN, INC.**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 32, on THE PLAN OF CHAPELWOOD, SECTION 2 of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Augustine Forrest Hayes and wife, Thelma B. Hayes, by Warranty Deed from George A. Northern and Thelma H. Northern, of record in Instrument No. 20070809-0095140, in the Register's Office of Davidson County, Tennessee, dated July 30, 2007, and recorded on August 09, 2007. Augustine Forrest Hayes died on or around August 14, 2016, intestate leaving Thelma B Hayes as the remaining tenant by the entirety. Her son Henry L Hayes predeceased her on September 11, 2025 , intestate, with Affidavits of Heirship being recorded in Davidson County as Instrument No. 20250530-0042509 and Instrument No. 20250530-0042510 . Her son Forrest Eugene Hayes predeceased her on or around September 24, 2020, intestate, with Affidavits of Heirship being recorded in Davidson County as Instrument No. 20250530-0042513 and Instrument No. 20250530-0042514 . Thelma B. Hayes died on or around July 18, 2022, intestate, with Affidavit of Heirship being recorded in Davidson County as Instrument No. 20240105-0001175 and corrected at Instrument No. 20250530-0042507 and Instrument No. 20250530-0042508 . Her son Reginald D Hayes died on April 16, 2022 , intestate, with Affidavits of Heirship being recorded in Davidson County as Instrument No. 20250530-0042511 and Instrument No. 20250530-0042512 . Her daughter Vivilon J Hayes , died March 14, 2025, intestate, with Affidavits of Heirship being recorded in Davidson County as Instrument No. 20250530-0042515 and Instrument No. 20250530-0042516

Grantors warranty that this property was not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3556 Albee Dr Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of May, 2025

Cedric A. Hayes

Darrel D. Hayes

Gerric Hayes

Jaridan Hayes

Kendall Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cedric A. Hayes, Darrel D. Hayes, Gerric Hayes, Jaridan Hayes, Kendall Hayes** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028