WARRANTY DEED

Karen Johnson Davidson County
Batch # 1280014 DEEDWARR
05/30/2025 03 22 59 PM 2 pgs
Fees $13 00 Taxes $2,997 00

20250530-0042805

W-Exr-25-819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBER(S)
Diana Marie Hays	**NEW OWNER**	
(NAME)	(NAME)	**115-09-0-017 00**
819 Rodney Dr.		
(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, **PATRICIA S. EVERMAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANA MARIE HAYS,** 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 97, on the plan of West Meade Hills, Section Four, as of record in Book 3300, Page 46, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description Said Lot 97 fronts 130 feet on the westerly side of Rodney Drive and runs back 579 5 feet on the northerly line and 557 2 feet on the southerly line to a dead line in the rear on which it measures 60 feet

Being the same property conveyed to Robert O Everman and wife, Patricia S Everman by Warranty Deed from Michael T Gerakios and wife Zaylor Gerakios dated June 11, 1968 and recorded June 24, 1968 in Book 4245, Page 553, Register's Office of Davidson County, Tennessee The said Robert O Everman died on March 6, 2002, leaving Patricia S Everman as surviving tenant by the entirety

This conveyance is subject to
- Taxes for the year 2025 a lien and subsequent years
- All matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3347, Page 99, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **819 Rodney Dr., Nashville, Tennessee 37205**

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 29th DAY OF MAY, 2025

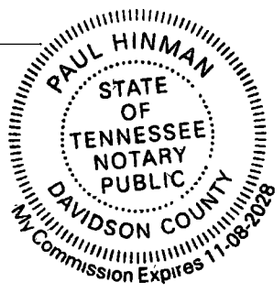
Patricia S Everman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA S EVERMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212