Karen Johnson Davidson County
Batch # 1288354 DEEDWARR
06/23/2025 09 27 47 AM 2 pgs
Fees $13 00 Taxes $1,468 90
20250623-0048802

This instrument prepared by
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number 16-6256-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $397,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2025

Notary Public
My Commission Expires 1-30-2028

HILLARY D. SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Matthew Clark Ayala 3012 Hillhurst Drive Nashville, TN 37207	SAME AS NEW OWNER	060 07 0 049 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Robert P Talbot, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Matthew Clark Ayala, an unmarried man (individually and/or collectively, "Grantee"), a 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 40, on the Plan of HILLHURST ACRES, SECTION ONE, of record in Plat Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Rob P Talbot, by Warranty Deed from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20250404-0025662, in the Register's Office of Davidson County, Tennessee, dated March 31, 2025 and recorded on April 04, 2025

Being the same property conveyed to Nashville Metro Holdings, LLC, by Warranty Deed from, James M Dobbins and Keyanthony Henderson, Sr and Anissadi M Henderson, of record in Instrument No 20250401-0024487, in the Register's Office of Davidson County, Tennessee, dated March 28, 2025 and recorded on April 01, 2025

Being the same property conveyed to James M Dobbins, Keyanthony Henderson, Sr , and Anissadi M Henderson, As Tenants in Common with Rights Of Survivorship, by Quitclaim Deed from James M Dobbins, Keyanthony Henderson, Sr and Anissadi M Henderson, of record in Instrument No 20250325-0022413, in the Register's Office of Davidson County, Tennessee, dated March 21, 2025 and recorded on March 25, 2025

Being the same property conveyed to James A Lynch, Jr, by Warranty Deed from Raymond Matthew Gebhardt, Sole Heir of the Estate of Mary Barbara Gebhardt, of record in Instrument No 20111020-0081729, in the Register's Office of Davidson County, Tennessee, dated October 19, 2011 and recorded on October 20, 2011 The said James A Lynch Jr died on December 30, 2023 See Probate Case No 24P1154, In the Seventh Circuit Court for Davidson County, Tennessee at Nashville Also see Affidavit of Heirships Recorded in Instrument Nos 20250307-0017409 and 20250307-0017410, in the Register's Office of Davidson County Tennessee

This is improved property located at **3012 Hillhurst Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 20th day of June, 2025

GRANTOR

Robert P Talbot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert P Talbot, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 20th day of June, 2025

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 1/22/2029