This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $407,000.00.

Affiant

Subscribed and sworn before me this the 9 day of July, 2025.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1295884 DEEDWARR
07/10/2025 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20250710-0054508

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob Hayden Adrianne Mullins 708 Stone Hedge Dr Old Hickory, TN 37138	Guild Mortgage Company, LLC PO Box 1788 Springfield, OH 45501-1788	053-16-0 242.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ABIGAIL BARGATZE RAY AND ADRON WAYNE RAY, III, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACOB HAYDEN, A SINGLE MAN, AND ADRIANNE MULLINS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Stone Hedge, Section Two, of record in Book 9700, page 185, as revised in Book 10159, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abigail Bargatze Ray and Adron Wayne Ray, III, wife and husband, by deed dated 12/16/2020, from Abigail Bargatze of record in Instrument No. 20210104-0000015, Register's Office for said County.

Also being the same property conveyed to Abigail Bargatze, a married woman, and Adron Wayne Ray, III, her husband, by deed dated 11/12/2015, from Brittany Nicole Craddock and Craig Alan Craddock of record in Instrument No. 20151202-0121697, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 708 Stone Hedge Dr, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of July, 2025.

Abigail Bargatze Ray

Adron Wayne Ray, III

STATE OF TENNESSEE
COUNTY OF Davidson

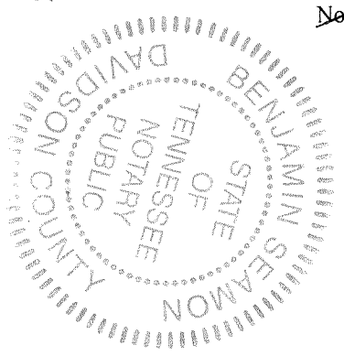
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abigail Bargatze Ray and Adron Wayne Ray, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2025.

My commission expires:

9-2-26

Notary Public



True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of July, 2025.

Affiant Signature
Date 7-9-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028