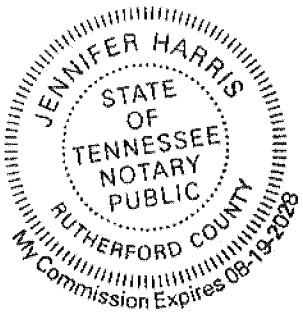
Karen Johnson Davidson County
Batch# 1299867 DEEDWARR
07/18/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250718-0056944



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2025

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alyssa Jordan and Travis Hillesland	NEW OWNER	161-09-0-111.00
404 Hill Road		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jessica D. Hayes, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alyssa Jordan and Travis Hillesland, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 8B on the Plan of Zone Lot Division of Lots 7 and 8, Section One, Brentwood Meadows, of record in Book 6250, Page 231, which amends prior plat of record in Book 5200, Page 694, 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 Jessica D. Hayes, unmarried, by Warranty Deed from Lambert L. Hailey, Sr., Trustee of the Lambert L. Hailey, Sr. Living Trust dated October 30, 2001, restated and renamed the Lambert L. Hailey, Sr. Revocable Trust dated January 18, 2008, dated 3/6/2015 and recorded 3/19/2015 in Instrument No. 20150319-0023516, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 292; all existing easements and all other matters as shown on plat of record in Book 6250, Page 231, which amends prior plat of record in Book 5200, Page 694, Register's Office for Davidson County, Tennessee.

This is improved property known as 404 Hill Road, Nashville, TN 37220

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 18th day of July, 2025

Jessica D. Hayes

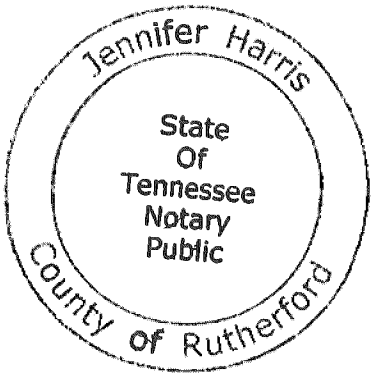
Jessica D. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2025, before me personally appeared Jessica D. Hayes, 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 18th day of July, 2025.

Notary Signature
My commission expires: 8-19-28



True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.18.25 (date of document).

Affiant Signature

7.18.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of July, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY