Karen Johnson Davidson County
Batch# 1306020 DEEDWARR
08/05/2025 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20250805-0061947

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $394,000.00.

Affiant

Subscribed and sworn to before me, this 4th **day of August, 2025.**

Notary Public
My commission expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Austin Anderson Autumn Skye Peterson	New Owner	119 01 0 188.00
2203 Burbank Avenue Nashville, TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Daniel Hayes, a married man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Thomas Austin Anderson and Autumn Skye Peterson, husband and wife,** hereinafter called the Grantees, their successors 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 5, Map showing changes in LOTS 34, 35, 36, 37 OF FIRST MORTGAGE BOND COMPANY'S SUBDIVISION OF PART OF BLOCK "B", OVERHILL CITY PLAN Subdivision, as shown on plat of record in Plat Book 843, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Greyson Ingle, a single person, by Warranty Deed from Lucas A. Myers, unmarried, of record in Instrument No. 20210226-0024626, in the Register's Office of Davidson County, Tennessee, dated February 18, 2021 and recorded on February 26, 2021.

Being the same property conveyed to Phillip Daniel Hayes, a married man, by Warranty Deed from Greyson Ingle and Kevin Christian May, wife and husband, of record in Instrument No. 20250519-0038927, in the Register's Office of Davidson County, Tennessee, dated May 16, 2025 and recorded on May 19, 2025.

Subject property was never marital residence of Grantor.

This property is improved property known as 2203 Burbank Avenue, Nashville, TN 37210.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 4 day of August, 2025.

Phillip Daniel Hayes

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 4 day of August, 2025.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/4/2025 (date of document).

Affiant Signature

8/4/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL