Karen Johnson Davidson County
Batch# 1313508 DEEDWARR
08/21/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,626.63
20250821-0067167

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

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $709,900.00.

Roxanna Kimes
Affiant

Subscribed and sworn to before me, this 20 **day of August, 2025.**

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Roxanna Kimes	CrossCountry Mortgage, LLC	091 09 3Y 001.00
549 A Stevenson Street Nashville, TN 37209	2160 Superior Avenue Cleveland, OH 44114	

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 **Roxanna Kimes, an unmarried woman,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 549 STEVENSON STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 549 STEVENSON STREET, a Horizontal Property Regime, of record in Instrument Number 20240201-0007241, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Phillip Daniel Hayes, a married man, as his sole and separate property, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20230718-0055147, in the Register's Office of Davidson County, Tennessee, dated July 07, 2023 and recorded on July 18, 2023.

This property is improved property known as 549 A Stevenson Street, Nashville, TN 37209.

The subject property was never the marital residence of Grantor.

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 20th day of August, 2025.

Phillip Daniel Hayes

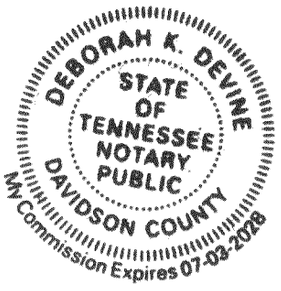
Acknowledgment

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 20th day of August, 2025.

Deborah K. Devine
Notary Public
Commission expiration date: 7/3/28



True Copy Certification

I, **Tammy Carney,** 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 20 day of August, 2025.

Affiant Signature
Date 8.20.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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