39B

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

Karen Johnson
Batch # 1316627
08/29/2025 01 01 52 PM
Fees $13 00 Taxes $2,663 63

Davidson County
DEEDWARR
2 pgs

20250829-0069463

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $719,900.00.

Affiant

Subscribed and sworn to before me, this 21st **of August, 2025.**

Notary Public
My commission expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Elissa Hanks and Brayden Hanks	Old National Bank	091 09 3Y 002 00
549 B Stevenson Street Nashville, TN 37209	One Main Street Evansville, TN 47708	

[redacted]

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 **Elissa Hanks and Brayden Hanks, wife and husband,** 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 Unit No B on the Plan of Homes at 549 Stevenson Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20240201-0007241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

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 B Stevenson Street, Nashville, TN 37209

Subject property was never marital residence of Grantor or Granto's spouse

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 27 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~~ 27 day of August, 2025.

~~Notary Public~~
~~Commission expiration date~~ 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON