This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24622-DJ

Karen Johnson Davidson County
Batch# 1318923 DEEDWARR
09/05/2025 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250905-0071027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2025.

Notary Public
My Commission Expires: 2-1-27

STEPHANIE A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Haynes and Elizabeth Haynes 405 Ramble wood circle Nashville TN 37221	Mortgage Investors Group 8320 Eastwalker Springs ste 200 Knoxville TN 37923	155-15-0A-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Arnold Hayes and Robin Harris-Hayes, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Haynes and Elizabeth Haynes, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 22, Section I, Plat of Stonemeade, according to survey and plat of same appearing of record in Book 6900, pages 800 and 801, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arnold G. Hayes and wife, Robin Harris-Hayes by Quitclaim Deed from Arnold G. Hayes, dated May 4, 2021, recorded May 20, 2021, of record in Instrument No. 20210520-0068682, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Arnold G. Hayes and wife, Vivian R Hayes by Warranty Deed from Centex Real Estate Corporation, dated April 23, 1992, recorded May 5, 1992, of record in Book 8618, page 977, said Register's Office. The said Vivian R. Hayes having since died on November 12, 2016, property vesting in Arnold G. Hayes by operation of law as sole surviving heir in the entirety.

This Instrument executed on behalf of Robin Harris-Hayes ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202509050071026, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **405 Ramble Wood Circle, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2025.

GRANTOR:

Arnold Hayes
ROBIN HARRIS-HAYES BY ARNOLD HAYES, HER ATTORNEY-IN-FACT
Robin Harris-Hayes by Arnold Hayes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arnold Hayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of September, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Arnold Hayes the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Robin Harris-Hayes ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of September, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF _____

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of September, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 9-3-25 (date of document).

Affiant Signature

9-3-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

