This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite 100
Clarksville, TN 37043
File Number: 10-7008-TM

Karen Johnson Davidson County
Batch# 1328217 DEEDWARR
09/30/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250930-0077505

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2025.

Notary Public
My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Jaquandria Hayes 152 Grovedale Trce Antioch, TN 37013	NEW OWNER	164 07 0A 089.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Tanya D. Buford, an unmarried person** (individually and/or collectively, "Grantor"), transfer and convey unto **Jaquandria Hayes, a married woman** (individually and/or collectively, "Grantee"), 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. 297 on the Final Plat of SECTION ONE HARVEST GROVE FORMERLY TILLMAN CLUSTER LOT SUBDIVISION, a Planned Unit Development, of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tanya D. Buford, an unmarried person, by Warranty Deed from Jacen Hessey and Amy Kathryn Ashworth Hessey, husband and wife, of record in Instrument No. 20150817-0082425, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

This is improved property located at: **152 Grovedale Trce, Antioch, TN 37013**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 29th day of September, 2025.

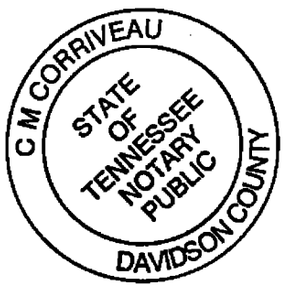
GRANTOR:

Tanya D. Buford

STATE OF TENNESSEE
COUNTY OF SUMNER

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

WITNESS my hand and seal at office this 29th day of September, 2025.



Notary Public
My Commission expires: 01/22/2029

Certificate of Authenticity

I, Holly A Mason, 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 9/27/25.

Affiant Signature

9/29/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.6.2029