THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952059** Karen Johnson Davidson County Batch # 1328625 DEEDWARR 10/01/2025 10:51:25 AM 2 pgs Fees: $13.00 Taxes: $3,692.60 20251001-0078088	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $998,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2025. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Cason Hayes 1314 Ridge Circle Joelton, TN 37080	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 11 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Mankin and Courtney Mankin, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cason Hayes**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 34, PLAN OF SOUTHMEADE SUBDIVISION, as shown on plat of record in Plat Book 1835, Pages 118-119, 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 Joseph Mankin and Courtney Mankin, Husband and Wife, by Warranty Deed from Catherine Cochran, unmarried, of record in Instrument No. 20131204-0123390, in the Register's Office of Davidson County, Tennessee, dated November 26, 2013 and recorded on December 04, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHMEADE, as recorded in Plat Book 1835, Page(s) 118-119.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2044, Page 31, as amended in Book 2046, Page 541.

This is improved property located at 714 Omandale Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of September, 2025.

Joseph Mankin

Courtney Mankin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Mankin and Courtney Mankin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026