WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328733 DEEDWARR
10/01/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20251001-0078256

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on 10/01/25.

NOTARY PUBLIC

My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kerry Hayes 529 Wesley Avenue Nashville, TN 37207	New Owner	071 08 0 206.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert R. Davis and Cinda B. Davis, as Tenant in Common with Right of Survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kerry Hayes, unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of SECTION ONE JOYWOOD HEIGHTS, as of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 77 fronts 60 feet on the Northerly side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.
>
> Being the same property conveyed to Robert R. Davis and Cinda B. Davis, as Tenant in Common with Right of Survivorship, by Warranty Deed from Brian Bequette, of record in Instrument No. 20140218-0013666, in the Register's Office of Davidson County, Tennessee, dated February 14, 2014 and recorded on February 18, 2014.
>
> This is improved property known as 529 Wesley Avenue, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on 10/01/25.

Robert R. Davis

Cinda B. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/01/25, before me personally appeared Robert R. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/01/25.



NOTARY PUBLIC

My Commission Expires: 07/02/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/01/25, before me personally appeared Cinda B. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/01/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29



Certificate of Authenticity

I, Ryan Lux, 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 **October 1, 2025**.

Date

Affiant Signature

October 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

