WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353315 DEEDWARR
12/03/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251203-0096052

File #25-TL-2821-C

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Devon Murrie	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	**117 04 0B 005.00**
2821 Hazelwood Drive	**PO Box 1788**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Springfield, OH 45501-1788**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ASHLEY E. SAIN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEVON MURRIE, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Condominium located in Davidson County, Tennessee, being part of Lots 1,2,3 and 4 of REVISED HAZELWOOD HEATH SUBDIVISION, of record in Plat Book 6200 Page 143, and also known as Unit 5 as shown on plat of record as Exhibit A of Master Deed in Book 6406 Page 287, a condominium development established pursuant to The Provision of The Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, Et Seq. of the Tennessee Code annotated, under the Master Deed establishing HAZELWOOD HEATH CONDOMINIUMS of record in Book 6406 Page 287, in the Register's Office for Davidson County, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all Easements, Rights and Interest in favor of other unit owners, and all sewer, Water, Electrical, Telephone and other utility Easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit A to said master deed.

Being the same property conveyed to Ashley E. Sain, An Unmarried Woman, by Warranty Deed from Kristin Hess, A Married Woman, of record in Instrument No. 20170614-0059512, in the Register's Office of Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

Ashley E. Sain, having since married.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED HAZELWOOD HEATH SUBDIVISION, as recorded in Plat Book 6200, Page 143.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAZELWOOD HEATH CONDOMINIUM of record in Book 6406, Page 287; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2821 Hazelwood Drive, Nashville, TN 37212.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 2nd day of December, 2025.

Ashley E. Sain

Philip Talley

***PHILIP TALLEY**, spouse of **ASHLEY E SAIN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **PHILIP TALLEY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me personally appeared Ashley E. Sain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2025.

Notary Signature
My commission expires:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me personally appeared Philip Talley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2025.

Notary Signature
My commission expires:

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of December, 2025.

Affiant Signature
Date 12-2-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

