WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1360534
12/22/2025 12:11:31 PM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20251222-0101441

File #25-TC-0312-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

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)
Pamela Ann Matthews and Joel C. Hayes	**NEW OWNER**	
(NAME)	(NAME)	**119 14 0 278.00**
312 Radnor Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

ALEXANDRA H. CUMMINGS, A SINGLE WOMAN,

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

PAMELA ANN MATTHEWS, AND JOEL C. HAYES, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of PLEASANT VIEW SUBDIVISION OF MRS. MCCOMBS PROPERTY of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandra H. Cummings, a single woman, by Warranty Deed from Dublin Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190227-0017922, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019, and recorded on February 27, 2019.

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 PLEASANT VIEW SUBDIVISION OF MRS MCCOMBS PROPERTY, as recorded in Plat Book 421, Page(s) 134.
* Covenants, Conditions and Restrictions as set forth in Deed of Restriction recorded in Book 975, Page 46.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **312 Radnor Street, Nashville, TN 37211**.

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 17 day of December, 2025.

Alexandra H. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of December, 2025, before me personally appeared Alexandra H. Cummings, 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 17 day of December, 2025.

Notary Signature
My commission expires:

