WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Jay Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2025.

Heidi Rae Berryhill
Notary Public
MY COMMISSION EXPIRES: _____

HEIDI RAE BERRYHILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 22,2029

Karen Johnson Davidson County
Batch# 1361694 DEEDWARR
12/29/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20251229-0102372

File #25-TL-2013-C

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)
David Shane Hair, Myra Sykes Hair, and Seth Hair	New owner	
(NAME)	(NAME)	
2013 24th Avenue South		**104 11 0 324.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

MARI AMOR, A SINGLE PERSON,

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

DAVID SHANE HAIR, MYRA SYKES HAIR, AND SETH HAIR,

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:

Being land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 101 on the map of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as of record in Plat Book 421, Page 7, Register's Office for said County.

Said Southerly one-half of said Lot No. 101 fronts 45 feet in the Westerly side of 24th Avenue South and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Abigail Virginia Bobo, a single woman, by Warranty Deed from Matthew Heard, Valerie Schipani, husband and wife, of record in Instrument No. 20210301-0025539, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021 and recorded on March 01, 2021. The said Abigail Virginia Bobo having had a legal name change as evidenced in Case No. 24-0398-IV, in the Chancery Court for the State of Tennessee, is now known as Mari Amor.

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 BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7.
* Agreement as set forth in instrument recorded in Book 1333, Page 460.age)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2013 24th Avenue South, 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 22nd day of December, 2025.

Mari Amor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2025, before me personally appeared Mari Amor, 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 22nd day of December, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/22/2025 (date of document).

Jennifer L Pennell

12/22/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/22, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22 2029