THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17372-BW

Karen Johnson
Batch # 1371054
01/20/2026 10:29:07 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

20260120-0004302

Prepared by:
Record and Return To:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY January, 2026.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Taylor and Laura Rice	New Owner	
1822 12th Avenue North		081-07-0-360.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Hays and Karee Hays, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Taylor and Laura Rice, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 62 on the Plan of Cephas Woodard's Subdivision of Lots Nos 5 and 6, Woodard Subdivision of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the Easterly side of 12th Avenue North, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to John Hays by Warranty Deed from Atlas L. Hardy of record in Instrument No. 20141114-0105267 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 14, 2014.

Being the same property conveyed to True Development, LLC by Quitclaim Deed from John Hays of record in Instrument No. 20150330-0026936 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 30, 2015.

Being the same property conveyed to John Hays and Karee Hays, husband and wife by Quitclaim Deed from True Development, LLC of record in Instrument No. 20180118-0005424 Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on January 18, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1822 12th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 14 day of JANUARY, 2026

John Hays

Karee Hays

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Hays** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of JAN., 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karee Hays** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of JAN 2026.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY