WARRANTY DEED

MJ-ZSIR-26-3717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/15/2028 (AFFIX SEAL)

LEA A. BYNUM NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valeria Draine	Valeria Draine	
(NAME) **3717 Fairview Drive**	(NAME) 3717 Fairview Dr.	**069-04-0-050.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Nashville, TN 37218	
(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, **HAYES NEILAND, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALERIA DRAINE, AN UNMARRIED WOMAN,** 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 the Westerly 10 feet of Lot 22 and Lot 23 of Block EE, on the Plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot 23 and the Westerly 10 feet of Lot 22 adjoin and front together 85 feet on the Southerly side of Fairview Drive and run back between parallel lines 175 feet to a deadline in the rear measuring 85 feet thereon

Being the same property conveyed to Hayes Neiland, a single man by Warranty Deed from Robert Alanzia Smith and Kimberly Ann Smith, husband and wife of record in Instrument No. 20190607-0054536 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 07, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewer of record in Book 5749, Page 212, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3717 Fairview Drive, Nashville, Tennessee 37218**.

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.

Karen Johnson Davidson County
Batch # 1388935 **DEEDWARR**
03/05/2026 09:05:06 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30

20260305-0017595

Witness my/our hand(s) this the 24th DAY OF FEBRUARY, 2026.

Hayes Neiland

Hayes Neiland

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, HAYES NEILAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jessica Kreminski, 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 2/24/26.

Date

Affiant Signature

2/24/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of February, 2026.

Notary's Signature

SEP 16 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)

