THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260253548

Karen Johnson Davidson County
Batch# 1394287 DEEDWARR
03/18/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260318-0021687

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ LAWRENCE

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2026.

Notary Public
My Commission Expires: _____

SANDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Carmona 3001 Remington Park Lane Hermitage TN 37076	New Owner	Tax Parcel ID No. 064 16 0D 235.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angelia Renee Hayes, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Carmona,** a single man, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 347, on the Plan of TRUXTON PARK, SECTION FOUR, of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angelia Renee Hayes, an unmarried woman, by Warranty Deed from Chelsey Driessen, an unmarried woman, and Zachary Goebel, an unmarried man, of record in Instrument No. 20141218-0116091, in the Register's Office of Davidson County, Tennessee, dated November 17, 2014 and recorded on December 18, 2014. Nicholas Taylor Williams joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRUXTON PARK, SECTION FOUR, as recorded in Instrument No. 20020528-0064435.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20001011-0100896; Instrument No. 20001030-0107559, supplemented in Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597, as re-recorded in Instrument No. 20020718-0086907.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001208-0121300.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020524-0063322.

Charter for Truxton Park Homeowners Association, Inc., recorded as Instrument No. 20001101-0108603.

By Laws for Truxton Park Homeowners Association, Inc., recorded as Instrument No. 20001101-0108604.

Payment Agreement between Truxton Park Homeowners Association, Inc. and The Townhomes of Truxton Village Homeowners Association, Inc., recorded February 21, 2024 as Instrument No. 20240221-0011998.

Rules & Regulations recorded in Instrument No. 20250416-0028984 and Instrument No. 20250416-0028985.

Common Open Space Deed recorded as Instrument No. 20050311-0027269.

This is improved property located at 3001 Remington Park Lane Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2026.

Nicholas Taylor Williams

Angelia Renee Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Taylor Williams and Angelia Renee Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2026.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

CERTIFICATION

I, Lisa Gillin (owner/preparer of document), 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 3/17/26 (date).

Lisa Gillin
Affiant Signature

3/17/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 17 day of March 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY