This Instrument Prepared By:

Name: Michael Steven Payne
Address: 1332 Cheshire Drive
Nashville, TN, 37207

After Recording Return To:

Name: Michael Steven Payne
Address: 1337 Cheshire Drive
Nashville, TN 37207

Karen Johnson
Batch # 1398975
03/30/2026 12:34:33 PM
Fees: $23.00 Taxes: $1,221.00
Davidson County
DEEDWARR
4 pgs
20260330-0025012

Space above this line for recorder's use only

TENNESSEE GENERAL WARRANTY DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred and Thirty Thousand dollars ($330,000.00) in hand paid to Michael Todd Hayes, a married man, residing at 3050 New Hall Rd, Greenbrier TN 37073 (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to Michael Steven Payne, a single man, residing at 1332 Cheshire Drive, Nashville, TN 37320 (hereinafter known as the "Grantee(s)") the following described real estate, situated in Davidson County, Tennessee, to-wit:

Commonly known as: 1337 CHESHIRE DR NASHVILLE, TN 37207
Map Parcel ID: 04110002500
Source of Title: Affidavit of Heirship from Pauline G. Hayes to Michael Todd Hayes recorded July 24, 2025 in Davidson County Recorder's Office file 20250724-0058733, Real Property Records of Davidson County, Tennessee.
Attached Exhibit A

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

A Preceding Instrument Has Been Recorded: ☒ Yes ☐ No
Instrument Type: Affidavit of Heirship
Office Where Recorded: Davidson County
Book and Page Number: 20250724-0058733

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee(s), their heirs and assigns forever.

And said Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), and with their heirs and assigns, that Grantor(s) are lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all Liens and Encumbrances, except as herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that Grantor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Grantee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature
Michael Todd Hayes
Grantor's Name
3050 New Hall Rd
Street Address
Greenbrier TN 37073
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

In Witness Whereof,

Witness's Signature
Amy L Crannin
Witness's Name
1352 Overshot Dr
Street Address
Nashville TN 37207
City, State & ZIP

Witness's Signature
Witness's Name
Street Address
City, State & ZIP

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Todd Hayes & Amy L. Crannin whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 03/27/26 (mm/dd/yyyy)

Notary Public Signature

My Commission Expires: 11/2/2026

PENNY L THORNTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 02, 2026

eSign

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee's Signature

Michael Todd Hayes

Affiant/Grantee's Name

STATE OF TENNESSEE
COUNTY OF Davidson

PENNY L THORNBURGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 02, 2026

Subscribed and sworn to before me this 27th day of March, 2026

Notary Public

My Commission Expires: 11/2/2026

The following information is not a part of this Deed:

Property Address: 1337 Cheshire Drive
Nashville, TN 37207

Owner's Name: Michael Steven Payne

Owner's Address: 1337 Cheshire Drive
Nashville TN 37207

Parcel Number: 04110002500

Mail Tax Bills to: Michael Steven Payne
1337 Cheshire Drive
Nashville TN, 3207

Exhibit A

Print Card | Print/No Images

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 041 10 0 025.00

Current Owner: HAYES, MICHAEL TODD

Mailing Address: 1337 CHESHIRE DR NASHVILLE TN 37207

Jurisdiction: 5

Neighborhood: 6829

Location: 1337 CHESHIRE DR NASHVILLE 37207

Land Area: 1.03 ACRES

Most Recent Sale Date: 6/05/2025

Most Recent Sale Price: $0

Deed Reference: 20250724-0058733

Tax District: GSD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2025

Land Value: $110,000

Improvement Value: $171,700

Total Appraisal Value: $281,700

Assessment Classification: RES

Assessment Land: $27,500

Assessment Improvement: $42,925

Assessment Total: $70,425

LEGAL DESCRIPTION

LOT 470 SEC B BELLSHIRE ESTATES

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM

Year Built: 1959

Square Footage: 1,364

Number of Living Units: 1

Building Grade: C - C GRADE

Building Condition: Average

Rooms: 6

Beds: 3

Baths:

Half Bath: 0

Fixtures: 5

Exterior Wall: BRICK

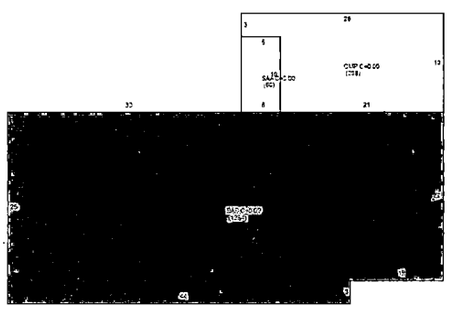
Frame Type: RESD FRAME

Story Height: ONE STY

Foundation Type: CRAWL

Roof Cover: 01 - ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.