WARRANTY DEED

Karen Johnson
Batch # 1404490
04/10/2026 02:33:18 PM
Fees: $13.00 Taxes: $2,741.33

Davidson County
DEEDWARR
2 pgs

20260410-0029381

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $740,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/06/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3503-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Monica Claire Kenny and Patrick Hubert Conlon	Primis Mortgage Company	072-16-0V-001.00-CO
1517A Hayden Drive	5535 Currituck Dr. #120	
Nashville, TN 37206	Wilmington, NC 28403	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Krista Wells and Cameron Jett Wells, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Claire Kenny, and Patrick Hubert Conlon, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 1 of 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements, of record as Instrument No. 20160115-0004482, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of. 1517 Hayden Drive Cottages, a Planned Unit Development with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160115-0004482, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Krista Wells and Cameron Jett Wells, wife and husband by Warranty Deed from Joshua Blatchford and Erin Blatchford, husband and wife of record in Instrument No. 20200513-0049573 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 13, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1517A Hayden Drive Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 6, 2026.

Krista Wells

Cameron Jett Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Krista Wells and Cameron Jett Wells, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 6, 2026.

Notary Public

My Commission Expires: 10/20/2029

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

File #: 3503-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-26-1517A