Karen Johnson Davidson County
Batch# 1415665 DEEDWARR
05/05/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260505-0040261

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25492-MC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public
My Commission Expires: 6/22/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tayler Noel Hayes and Garrett Laye 810 North Graycroft Avenue Nashville, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	042-03-0-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samantha J. Olson, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tayler Noel Hayes and Garrett Laye, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Certain tract or parcel of Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No, 6 on the Plan of Castle Grove, Section 1, of record in Plat Book 2900, Page 60, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Graycroft Avenue, the common front corner of Lots Nos. 6 and 7; thence eastwardly along the line between said Lots Nos, 6 and 7, 177 feet to a concrete monument, the common corner of Lots Nos. 6, 7 and 8; thence southeastwardly along the line between lots Nos. 6 and 8, 171.6 feet to a concrete monument in the line between Lots Nos, 6 and 8; thence South 59 degrees 17 minutes West 118.99 feet to a concrete monument, the common rear corner of Lot No. 5; thence westwardly along the line between lots Nos. 6 and 5, 208.3 feet to a point in the easterly margin of Graycroft Ave., thence northwardly with the easterly margin of the same 167.5 feet to the beginning.

Being the same property conveyed to Samantha J. Olson, unmarried woman by Warranty Deed from Reagan Emily Thomas and Lindsay Ellen Preston, spouses married to each other of record in Instrument No. 20220705-0076994 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 05, 2022.

This is ☒ improved or ☐ unimproved property located at: **810 North Graycroft Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of April, 2026.

GRANTOR:

Samantha J. Olson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Samantha J. Olson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of April, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/29/26 (date of document).

Emilee Barrett
Affiant Signature

5/5/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

