#18041

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1419291
05/12/2026 10:36:34 AM
Fees: $13.00 Taxes: $906.13

Davidson County
DEEDWARR
2 pgs

20260512-0042593

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

James C Dillard Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 10/21/2028 (AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Dillard Jr.	American Pacific Mtg.	06404011100
(NAME)	(NAME)	
4644 Woodside Drive	3000 Lava Ridge Ct, Ste 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher M. Hayes, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James C. Dillard Jr., married** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being known and designated as all of Lot No. 1-B on the Plan of Section Two, Lake County, as shown on the plat of the same of record in Plat Book 5200, Page 664, as amended in Plat Book 5200, Page 781, in the Register's office for Davidson County, Tennessee, to which plat, as amended, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher M. Haynes, married, by deed from New Atlas Properties, LLC on 1/31/2022 of record in Instrument No. 20220203-0012863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 4644 Woodside Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 8th day of May, 2026.

Christopher M. Hayes

State of Tennessee
County of Davidson

Personally appeared before me Christopher M. Hayes, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2026.

Notary Public
My Commission Expires: 11/20/2029
File No.: 18041

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY