Karen Johnson Davidson County
Batch# 1419996 DEEDWARR
05/13/2026 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,924.00
20260513-0043237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jackson Lewis Haynes and Megan Scharner Haynes	First Horizon Bank	104 01 0F 007.00
(NAME)	(NAME)	
355 Sylvan Park Lane	12719 Cantrell Rd, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72223	
(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 GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew R. Fleming and Rebecca A. Mize, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jackson Lewis Haynes and Megan Scharner Haynes, husband and wife**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of WEST END STATION CONDOMINIUMS, a horizontal property regime established by Master Deed, of record in Instrument No. 20070712-0083315, amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, Instrument No. 20090825-0080074 and Instrument No. 20241231-0101538, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to Amendment No. 4 to Master Deed of record in Instrument No. 20090825-0080074, said Register's Office.

Being the same property conveyed to Matthew R. Fleming and Rebecca A. Mize, husband and wife, by Warranty Deed from Adam Michael Nagy and wife, Kelly Leigh Nagy, of record in Instrument No. 20200401-0034983, in the Register's Office of Davidson County, Tennessee, dated March 27, 2020, and recorded April 01, 2020.

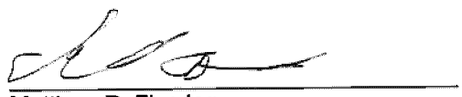
This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 355 Sylvan Park Lane, Nashville, TN 37209
(House No.) (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.

Effective the 12th day of May, 2026.

202605130043237



Matthew R. Fleming

05/12/2026

STATE OF TENNESSEE New Jersey

COUNTY OF Hudson

On this 12 day of May, 20 26, before me personally appeared Matthew R. Fleming to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.



Notary Public

Notarized online using audio-video communication

My Commission Expires: 10/29/2029

Joel Scott
Electronic Notary Public
State of New Jersey
Commission #: 50227115
Commission Expires: 10/29/2029

202605130043237

Rebecca Mize

Rebecca A. Mize

STATE OF TENNESSEE 05/12/2026 New Jersey

COUNTY OF Hudson

On this 12 day of May, 20 26, before me personally appeared Rebecca A. Mize, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 10/29/2029

Joel Scott
Electronic Notary Public
State of New Jersey
Commission #: 50227115
Commission Expires: 10/29/2029

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 12. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605130043237