Karen Johnson Davidson County
Batch# 1470783 DEEDWARR
09/10/2026 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260910-0083945

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26067-SL

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

39449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Shaylee Hayden
Affiant

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of September, 2026.

Notary Public
My Commission Expires: 3/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shaylee Hayden and Taylor Hayden 606 Huntington Pkwy Nashville, TN 37211		161 10 0 012.00

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, **Grey Street Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shaylee Hayden and Taylor Hayden, married to each other**, 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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of SECTION ONE, HUNTINGTON PARK of record in Plat Book 4175, Page 10, in the Register's Office for Said County.

Said Lot No. 70 fronts 73.0 feet on the Northerly margin of Huntington Parkway and extends back 135,0 feet on the Easterly line and 198.0 feet on the Westerly line to a dead line in the rear, measuring 96.7 feet thereon.

Being the same property conveyed to Grey Street Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260223-0014146, in the Register's Office for Davidson County, Tennessee, dated February 18, 2026, and recorded on February 23, 2026.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Joseph P. McAllister and/or Rachel M. McAllister, Trustees of the Joseph O. McAllister and Rachel McAllister, Co-

Trustees of the Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022, of record in Instrument No. 20260220-0013807, in the Register's Office for Davidson County, Tennessee, dated February 18, 2026, and recorded on February 20, 2026.

Being the same property conveyed to Joseph P. McAllister and/or Rachel M. McAllister Trustees of the Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022, by Quitclaim Deed from Joseph P. McAllister and wife, Rachel M. McAllister, of record in Instrument No. 20220518-0057742, in the Register's Office for Davidson County, Tennessee, dated May 11, 2022, and recorded on May 18, 2022.

Being the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister, by Warranty Deed from Joyce Ann Brownlow, unmarried, of record in Book 6242, Page 320, in the Register's Office for Davidson County, Tennessee, dated March 02, 1984, and recorded on March 05, 1984.

This is improved property located at: **606 Huntington Pkwy, Nashville, TN 37211**

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 4th day of September, 2026.

GRANTOR:

Grey Street Properties LLC, a Tennessee Limited Liability Company

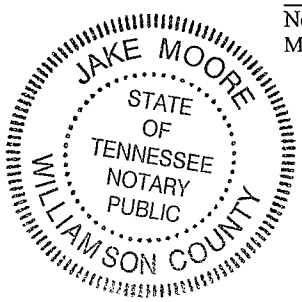
By: _____
Marcos Flores, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcos Flores, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the marcosflorestn@gmail.com of Grey Street Properties LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2026.

Notary Public
My Commission expires: 9-21-26



202609100083945

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 4, 2026 (date of document).

Affiant Signature

9/8/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 8th day of September, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

