Karen Johnson Davidson County
Batch# 503424 DEEDWARR
10/29/2020 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20201029-0126105

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Sharon J Muller **Affiant** Subscribed and sworn to before me, this 27th day of October, 2020. Notary Public My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Harding Place, LLC
7127 Crossroads Blvd., Ste. 102
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-07-0-124

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOWARD LEON HARLAN, III AND KATHRYN KERSEY HARLAN, CO-TRUSTEES OF THE HARLAN FAMILY TRUST, DATED NOVEMBER 26,

2019, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HARDING PLACE, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 and the westerly one-half of Lot No. 15, on the Final Plat of Sharber's Harding Place Subdivision, not of record, being more particularly described according to a survey made by W.B. Southgate, Surveyor, as follows: Beginning on the northerly margin of Harding Place at the southeast corner of Lot No. 17 conveyed to Harry A. Wilk and wife, Helena H. Wilk, by deed from Kate T. Sharber, as of record in Book 1320, page 602, Register' s Office for Davidson County, Tennessee; thence with Wilk' s East Line and the line between Lots Nos. 16 and 17 northwardly 350 feet to the southwest corner of Lot No. 21 in said Subdivision; thence with the South line of Lots Nos. 21 and 22 eastwardly 150 feet; thence southwardly 350 feet to the northerly margin of Harding Place; thence with the northerly margin of Harding Place westwardly 150 feet to the point of beginning.

Being the same property conveyed to Howard Leon Harlan, III and wife, Kathryn Kersey Harlan, by deed from Laura K. Standard and husband, Scott C. Standard, of record in Book 11085, page 465, dated August 27, 1998, Register's Office for Davidson County, Tennessee. Howard Leon Harlan, III and wife, Kathryn Kersey Harlan further conveyed said property to Howard Leon Harlan, III and Kathryn Kersey Harlan, Co-Trustees of The Harlan Family Trust, dated November 26, 2019, by Quitclaim Deed of record as Instrument No. 20191204-0125266, dated November 26, 2019, said Register's Office.

This conveyance is made subject to:

1. County taxes for the year 2020, which have been prorated and paid by Grantors; 2021 and subsequent years County taxes shall be paid by Grantee.

2. Water Main Easement of record in Book 756, page 509, and Book 944, page 578, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3910 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of October, 2020.

Howard Leon Harlan III, Co-Trustee
of The Harlan Family Trust, dated
November 26, 2019

Kathryn Kersey Harlan, Co-Trustee
of The Harlan Family Trust, dated
November 26, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Leon Harlan III and Kathryn Kersey Harlan, Co-Trustees of The Harlan Family Trust, dated November 26, 2019, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 2020.

Notary Public

My Commission Expires: 5-9-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY