Karen Johnson Davidson County
Batch# 504834 DEEDWARR
10/30/2020 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20201030-0126393

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 $800,000.00.

Sharon S Mullen
Affiant

Subscribed and sworn to before me, this 27th day of October, 2020.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-17-2023

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

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-07-0-123

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HOWARD LEON HARLAN, III, TRUSTEE OF THE SUZANNE HARLAN 2001 TRUST, DATED MARCH 6, 2001 hereinafter called the Grantor, has bargained and sold, and by these presents does 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 in Davidson County, Tennessee, being Lot No. 17 on the final plat of Sharber's Harding Place Subdivision, not of record, and described according to a survey made by W. S. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Harding Place at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, northerly 350 feet to a point, the common corner of Lot Nos. 17, 18, 19 and 20; thence with the line between said Lot Nos. 17 and 20, easterly 100 feet to a point, the common corner of Lot Nos. 16, 17, 20 and 21; thence with the line between said Lot Nos. 16 and 17, southerly 350 feet to a point in the northerly margin of Harding Place, thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Howard Leon Harlan, III, Trustee of The Suzanne Harlan 2001 Trust, dated March 6, 2001, by deed from Michael J. Kierzynski, Trustee of The Leona Kierzynski Revocable Trust dated September 4, 1998, of record as Instrument No. 20010416-0036543, dated April 13, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

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

3. Restrictions as set forth in deeds of record in Book 1165, page 128, and in Book 1320, page 682, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5185, page 633, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3912 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 Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his successors 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

Howard Leon Harlan, III, Trustee of the
Suzanne Harlan 2001 Trust, dated March 6, 2001

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, Trustee of the Suzanne Harlan 2001 Trust, dated March 6, 2001, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Catherine H. Gwyn

Notary Public

My Commission Expires: 5.7.2024

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

722337.1/2010969