Box 36
(2)

Karen Johnson Davidson County
Batch# 754031 DEEDWARR
11/12/2021 02:07:08 PM 3 pgs
Fees: $18.00 Taxes: $438.45
20211112-0151008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0622

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Regent Homes, LLC	NEW OWNER	Map: 09601004000, 09601004200, 09601004300, 09602000100 and 19602007100
(NAME) 6901 Lenox Village Dr.	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($118,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARWELL PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REGENT HOMES, LLC,

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:

Map/Parcel: 09601004000
2818 Lebanon Pike, Nashville, TN 37214

This is unimproved property situated - Lebanon Road, Nashville, Tenn. A tract of land in the Village of McWhirtersville, in the 3rd, formerly 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Lebanon Pike at the southeast corner of a lot owned by Jordan Hockett; thence with Hockett's east line, northerly 248 feet to E. E. Fulghum's southerly line, thence easterly with Fulghum's south line, 50 feet; thence in a southerly direction, 248 feet to the center of the Lebanon Pike; thence westerly with the center of said pike, 67 1/2 feet to the beginning.

Map/Parcel: 09601004200
2820 Lebanon Pike, Nashville, TN 37214

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Wauford & Company, Engineers, dated March 29, 1958, as follows:

Beginning at a point in the northerly margin of Lebanon Road at the southwest corner of the J. A. Thorn property; thence in a westerly direction along the northerly margin of said Lebanon Road, 79.2 feet to a

point; thence in a northerly direction 15 feet to a point; thence in a westerly direction 22 feet to a point; thence in a northerly direction 56.8 feet to an iron pin at the southwest corner of the Hockett property; thence in an easterly direction along the southerly margin of the Hockett property, 98 feet to an iron pin in a fence row, said point being located in the westerly line of the J. A. Thorne property; thence in a southerly direction, 78 feet to the point of beginning, containing 1/2 acres, more or less.

Map/Parcel: 09601004300
2826 Lebanon Pike, Nashville, TN 37214

A tract of land in the 3rd, formerly the 2nd Civil District, of Davidson County, Tennessee, described partly according to a copy of a survey thereof, made August 7, 1956, by T. R. Sanford, Surveyor, as follows:

Beginning at a point in the center line of New Lebanon Road, as now located at the southwest corner of the lot that was conveyed to Charles R. Davis, et al by deed from Walter E. Belcher and wife, of record in Book 2703, page 275, Register's Office for said County; thence along Davis west line northerly 175 feet more or less to a point, Davis northwest corner; thence south 88 deg. 45' west 94.5 feet more or less to a point; thence south 2 deg. 38' west 188 feet to the center line of said Lebanon Road, thence with the center line of the same north 83 deg. 15' East 110.9 feet; north 79 deg. east 30.4 feet to the point of beginning.

Map/Parcel: 09602000100
2830 Lebanon Pike, Nashville, TN 37214

This is improved property situated 2830 Lebanon Road, Nashville, Tn. Land in the 3rd Civil District of said County, lying on the north side of the New Lebanon Pike, described partly according to a survey thereof by T. R. Sanford, Surveyor, August 7, 1956, as follows:

Beginning at a point in the center of said pike, as now located at the southwest corner of the Chloe Chandler Lane property as described in deed of record in Book 2290, page 389 in the Register's Office for Davidson County, Tenn.; thence with her west line north 11 deg. 29' west 169.5 feet to a point; being the east corner of this lot; thence south 88 deg. 45' 36 feet to a point; thence southerly 175 feet, more or less, to the center line of Lebanon Pike as now located; thence with the center line of same, north 79 deg. east 36 feet to the point of beginning.

Map/Parcel: 19602007100
2832A Lebanon Pike, Nashville, TN 37214

Land lying and being located in Davidson County, Tennessee, more particularly described as follows:

PARCEL I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being the southwest corner of the L. W. Lane Tract and described more particularly as follows:

Beginning at a point on the center of Lebanon Pike, said point being the common corner of the L. W. Lane and the Chloe Chandler Lane tracts; thence north 6 degrees 30' west with L. W. Lane's, west boundary 170.3 feet to an iron pin; thence south 28 degrees 15' east 159.5 feet to a point on the center of Lebanon Pike; thence south 57 degrees 40' west with the center of said pike 70.9 feet to the point of beginning, containing 0.13 acres, more or less.

PARCEL II:

Being a small tract in the Third, formerly the Second Civil District of said County and described as follows:

Beginning at a point in the center of Lebanon Pike at the southeast corner of a tract of 0.7 acres conveyed to Jack Smith and wife, by deed from W. I. Philpot and wife, of record in Book 638, page 712, Register's Office for said County; thence with Smith's line as follows: North 1-5/8 degrees West 2.25 chains to a post, South 88-1/4 degrees West 2.69 chains to a stone, Smith's northwest corner, thence north 2-1/2 degrees East 722 feet to the south line of a tract of land formerly owned by W. I. Philpot; thence with said Philpot's south line north 80 degrees East 190 feet more or less to a Gate Post, Northwest corner of a tract of 8 acres conveyed to L. W. Lane, et al of record in Book 633, page 318, said Register's Office; thence with Lane's West line, South 6 1/2 degrees East 875 feet more or less to the center of the Lebanon Pike; thence with the center of same south 69-3/4 degrees west 100 feet to the point of beginning containing 3 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, being the northerly portion of the Chloe Chandler Lane Tract and described more particularly as follows:

BEGINNING at an iron pin on the common boundary between the Chloe Chandler Lane and the L. W. Lane tracts, said point being north 6 degrees 30' west 170.3 feet from a point on the center of Lebanon Pike, it being a common corner of the above mentioned tracts; thence south 83 degrees west 132 feet to an iron pin; thence south 14 degrees 50' west 33 feet to an iron pin on the south boundary of the Chloe Chandler Lane tract; thence south 88 degrees 15' west with the said south boundary 127 feet to the southwest corner of the Chloe Chandler Lane tract; thence north 2 degrees 30' east with the Chloe Chandler Lane west boundary 722 feet to the northwest corner of said tract; thence north 80 degrees east with the north boundary of the Chloe Chandler Lane tract 190 feet, more or less, to the northeast corner of said tract; thence south 6 degrees 30' east with the common boundary of the Chloe Chandler Lane and the L. W. Lane tracts 704.7 feet to the point of beginning, containing 3.70 acres, more or less.

Being part of the same property conveyed to Harwell Properties, LLC, by deed from John A. Harwell, of record in Instrument No. 20101228-0102950, dated November 16, 2010, also see deed of record in Book 8829, Page 851, and Book 8829, Page 842, Register's Office for said County.

This conveyance is made subject to: 2021 taxes, which have been prorated and paid by the Grantors.

unimproved ☒
This is improved ☐ property, known as 2818, 2820, 2826, 2830, & 2832A Lebanon Pike, Nashville, TN 37214
(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.

Witness our hands this 8th day of November, 2021.

Harwell Properties, LLC

BY: _____
John A. Harwell, Jr.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John A. Harwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Harwell Properties, LLC the within named bargainer, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY