Karen Johnson Davidson County
Batch# 808840 DEEDWARR
02/22/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220222-0019671

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 35 Music Square, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Hamilton, GP, a registered Tennessee general partnership	new owner	
(NAME)	New Owner (NAME)	
3102 West End Ave Ste 1150	3102 West End Ave Ste 1150	070-13-0-139.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Don Hardin Group, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **The Hamilton, GP, a registered Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, as more particularly described as follows, to-wit:

Beginning at an iron pin in the Southeasterly margin of South Hamilton Road. Thence, with the Southeasterly margin of South Hamilton Road, North 36 degrees 45 minutes 52 seconds East, 59.08 feet to an iron pin. Thence, leaving said margin of South Hamilton Road South 53 degrees 57 minutes 46 seconds East, 162.81 feet to an iron pin. Thence, South 36 degrees 07 minutes 15 seconds West, 99.15 feet to an iron pin. Thence, North 53 degrees 55 minutes 39 seconds West, 45.91 feet to an iron pin. Thence, North 35 degrees 05 minutes 48 seconds East, 39.97 feet to an iron pin. Thence, North 53 degrees 55 minutes 21 seconds West 116.85 feet to the point of beginning, containing 0.264 acres. Legal description prepared by Briggs Engineering Co., Inc. 900 Church Street East, Building A, Suite 109, Brentwood, Tennessee, 27027. Survey dated August, 1997.

Being the same property conveyed to Don Hardin Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Harmony Construction Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200701-0071140 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2006 S Hamilton Rd, Nashville, TN 37218
(House Number) (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 my hand this 8th day of February, 2022.

Don Hardin Group, LLC

By: Donald R Hardin, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Donald R Hardin, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Chief Manager** of **Don Hardin Group, LLC** the within named bargainer, and that he/she as such **Chief Manager**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Chief Manager**.

WITNESS my hand and official seal at office this 8th day of February, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 2/8/22.

Date

Emily Manno

Affiant Signature

2/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202202220019671