STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,854.00.

Affiant

Karen Johnson Davidson County
Batch# 854880 DEEDWARR
05/13/2022 09:15:19 AM 2 pgs
Fees: $13.00 Taxes: $454.56
20220513-0055169

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 11th day of May, 2022

Notary Public
MY COMMISSION EXPIRES: 01-06-25
File No. 21-12181

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lux Development Group, LLC (NAME)	New owner (NAME)	98.00-140.00
528A Donelson Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **David L. Hagar and Danielle Hagar, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lux Development Group, LLC, a Tennessee Limited Liability Company**, 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:

Being Lot 2 of the Hagar Subdivision Final Plat of record in Instrument Number 20190807-0078398, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to David L. Hagar and wife, Danielle Haggar by Warranty Deed dated August 15, 2014 from Kenneth Dale Hall, Alan Perry Hall, Janice Gail Hall Franks, and William Kevin Hall, recorded August 20, 2014, in Instrument Number 20140820-0075991, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 John Hagar Rd, Hermitage, TN 37076.

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.

Witness my/our hand(s) this 3 day of May, 2022.

David L. Hagar

Danielle Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2022, before me personally appeared David L. Hagar and Danielle Hagar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2022.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO: