WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $899,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/30/2022.

M. Catherine Clearwater
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-Ce-25

Karen Johnson Davidson County
Batch# 882957 DEEDWARR
07/01/2022 11:53:26 AM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20220701-0076713

M. CATHERINE CLEARWATERS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3762

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Drew Hardin and Amanda T. Hardin	New Owner	131-05-0-055.00
206 La Vista Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kevin Halter, a married man and Shelby Elizabeth Halter, an unmarried woman, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drew Hardin and Amanda T. Hardin, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3-B on the Plan of Zone Lot Division, Lots 1, 2 and 3, a Resubdivision of Lot No. 32 on the Plan of Russwood Heights, of record in plat Book 6250, page 335, as amended in Book 6250, page 879, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin Halter, a married man, and Shelby Elizabeth Halter, an unmarried woman, tenants in common with rights of survivorship by Warranty deed from Tom Brooks Harris III, unmarried and Pamela Sue Harris, unmarried of record in Instrument No. 20180322-0026958 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 22, 2018.

The above described property never having been the primary residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 206 La Vista Drive 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 29, 2022.

Kevin Halter

Shelby Elizabeth Halter

STATE OF KENTUCKY

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Kevin Halter, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shelby Elizabeth Halter, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3762

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on June 29, 2022.

Kevin Halter

Shelby Elizabeth Halter

STATE OF KENTUCKY
COUNTY OF Greenup

Personally appeared before me, a Notary Public of said County and State, Kevin Halter, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2022.

Notary Public

My Commission Expires: 6/25/2024

JANICE CHANEY NOTARY PUBLIC ID # KYNP7083 COMMISSION EXPIRES 6/25/2024 STATE AT LARGE - KENTUCKY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shelby Elizabeth Halter, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 29, 2022.

Notary Public

My Commission Expires: _____

File #: 2022-3762

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027