WARRANTY DEED

File #2022060407

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Karen Johnson Davidson County
Batch# 896446 DEEDWARR
08/01/2022 09:40:27 AM 2 pgs
Fees: $13.00 Taxes: $1,130.35

20220801-0086994

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/22/26

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Hardin	Acopia, LLC	080-04-0-069.00
(NAME)	(NAME)	
1707 S. Hamilton Rd.	306 Northcreek Blvd., Ste. 100	
Nashville, TN 37218	(ADDRESS) Goodlettsville, TN 37072	
(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, I/WE, **Carrie Ravitz, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leland D. Hardin and Arielle Walton Hardin, husband and wife,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 15, Block No. 2, Plan of G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, Page 191, in the Register's Office for Davidson County, Tennessee, described according to a survey by T.R. Sanford, dated May 20, 1954, described as follows:

Beginning in the center line of South Hamilton Road, at a point 52.88 feet Southwesterly from the corner of Lots Nos. 14 and 15 in said plan; thence with the center line of said road, Southwesterly 52.88 feet to a point 164.24 feet Northeasterly of the center of Old Hydes Ferry Road; thence Northwesterly with Springer's line 200.86 feet, more or less, to the Southeasterly line of Lot No. 8, thence Northeasterly with the line of Lot No. 8, 52 feet to a point; thence Southeasterly with Summer's Line 210.43 feet, more or less, to the point of beginning.

Being the same property conveyed to Carrie Ravitz, unmarried by Warranty deed from Seth Benge and Christine Benge, husband and wife of record in Instrument No. 20180620-0059645 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 20, 2018.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 421, Page 191, Register's Office for Davidson County, Tennessee.; Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3883, Page 707, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ **property, known as** **1707 S Hamilton Road, 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 our hands this 27th day of July, 2022.

Carrie Ravitz

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Carrie Ravitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2022.

Commission expires:

6/22/26

Notary Public

Vanessa E. Allen
Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Pkwy., Ste. 106
Murfreesboro TN 37128