Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-P-22-132

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3859
Parcel ID: 130-05-0-102.00

Property Address:
132 Brookfield Avenue, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 910613 DEEDWARR
08/31/2022 10:01:00 AM 2 pgs
Fees: $13.00 Taxes: $5,494.50

20220831-0098083

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
132 Brookfield Ave.
Nashville, TN 37205

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JOHN D. HART and JULIA TAYLOR HART, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHAD STEVEN LANCASTER and LAURA BURNS LANCASTER, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block F, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Plat Book 1130, page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JOHN D. HART and JULIA TAYLOR HART, husband and wife by Deed dated April 1, 2010 from ROBERT T. RUSSELL, married, recorded April 5, 2010, in Instrument Number 20100405-0025122, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 132 Brookfield Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1130, page 72, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 29 day of August, 2022.

JOHN D. HART

JULIA TAYLOR HART

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOHN D. HART and JULIA TAYLOR HART, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 29 day of August, 2022.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,485,000.00.

Affiant

SWORN TO and subscribed before me on this 29th day of August, 2022.

Dana Delworth
DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7/9/2024

Notary Public

My Commission Expires: 7/9/24