Karen Johnson Davidson County
Batch# 924635 DEEDWARR
10/03/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $7,238.09
20221003-0108758

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-19149-SL

37338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,956,240.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris Hughes FBMM 12 West 37th Street Floor 10 New York, NY 10018	Chris Hughes FBMM 12 West 37th Street Floor 10 New York, NY 10018	129-04-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charlie W. Byrge, III and Kelly W. Byrge, FKA Kelly W. Carpenter, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Scott Hughes, Trustee of The Hive Trust under agreement dated August 11, 2018, as amended, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantee(s), his/her/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. 26 on the Plan of Harding Woods of record in Plat Book 2900, Page 115, 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 Charlie W. Byrge, III and Kelly W. Carpenter, husband and wife by Warranty Deed from Darlene Y. Nall, unmarried of record as Instrument No. 20160902-0092408 in the Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 2, 2016.

This is ☒ improved or ☐ unimproved property located at: **128 Hardingwoods Place, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2022.

GRANTOR:

Charlie W. Byrge, III

Kelly W. Byrge

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charlie W. Byrge, III and Kelly W. Byrge, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2022.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/30/22

GEORGE E. MUDTER, JR.
Dated 9/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/30/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

