WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 947239 DEEDWARR
12/05/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20221205-0126567

File No. AT-22-3563

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County Summer

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy Warner, LLC	New Owner	
(NAME) 6400 Highway 100	(NAME)	059-14-0-174.00
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, **Laketra S. Hardin, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Percy Warner, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 183 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 61.5 feet on the northwesterly margin of Work Drive and runs back between lines, measuring 153.8 feet on the northeasterly line and 148.4 feet on the southwesterly line to a line in the rear on which it measures 81 feet.

Being the same property conveyed to Carl E. Hardin and wife, Queen V. Hardin by Warranty Deed from James T. McLean and wife, Carole L. McLean of record in Book 3936, Page 182, Register's Office for Davidson County, Tennessee, dated September 07, 1965 and recorded on September 16, 1965. The said Carl E. Hardin died on or about March 26, 2011, leaving Queen V. Hardin, sole surviving tenant by the entirety. The said Queen V. Hardin died on or about May 12, 2022, her Last Will and Testament entered in the Chancery Court, Probate Division of Davidson County, Tennessee for Muniment of Title under Docket No. 22P1191, thereby vesting ownership into Laketra Hardin.

This is property more commonly known as 744 Work Drive, Nashville, TN 37207.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of December, 2022.

Laketra S. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2022, before me personally appeared Laketra S. Hardin, 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 2nd day of December, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 2, 2022**.

Date

Affiant Signature

December 2, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

