Karen Johnson Davidson County
Batch# 975497 DEEDWARR
03/01/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230301-0014487

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lucas James Guptill, Ana Tadić Guptill, Rudolf Tadić, and Ajsa Tadić	**New Owner**	**148-01-0-171.00**
5113 Leath Dr.		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Calvin F. Harmer, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas James Guptill and Ana Tadić Guptill, husband and wife, and Rudolf Tadić and Ajsa Tadić, husband and wife, each couple holding as tenants in common with the other couple

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 Lot No. 405 on the Plan of Hillbrook, Section 6 of record in Book 4175, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 405 fronts 77.00 feet on the southerly line of Le Bon Road and extends back 151.3 feet on the easterly line and 137.0 feet on the westerly line to a line in the rear measuring 91.83 feet thereon.

Being the same property conveyed to Calvin F. Harmer and Sylvia A. Harmer, husband and wife, by Warranty Deed from Jackie S. Eidson, now known as Jack Steve Edison, a married man, dated April 28, 2003, of record in Instrument No. 20030507-0060709, Register's Office for Davidson County, Tennessee. Sylvia A. Harmer having since died on July 27, 2018 and the property is now solely vested in Calvin F. Harmer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 4213, Page 155, Register's Office for Davidson County, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 293 & 295 Le Bon Road, Nashville, TN 37211.

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 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(s) this 28th day of February, 2023.

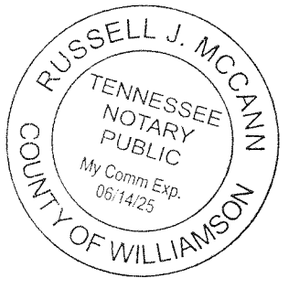
Calvin F. Harmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Calvin F. Harmer,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2023.

Notary Signature
My commission expires:



File #: **23-32**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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 2/28/23.

Date

Affiant Signature

3/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON