Karen Johnson Davidson County
Batch# 992376 DEEDWARR
04/14/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20230414-0027603

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $388,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 2023.

Notary Public

My commission expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
TruCare Transformation	**New Owner**	**060-07-0-008.00**
607 Neill Avenue	607 Neill Ave	
Nashville, TN 37206	Nashville, TN 37206	

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 ACKNOWLEDGED, WE,

Myles Anthony Hale, a single man

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

TruCare Transformation, a Tennessee NonProfit Corporation

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 further described as follows, to-wit:

Tract I: Being Lot No. 103 on the Map of Hillhurst Acres, Section I, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Lyndale Drive, the common corner of Lot Nos. 103 and 104; thence with the line between said lots westerly 269.2 feet to a point; thence southerly 230 feet to a point in the northerly margin of Richmond Hill Drive; thence with the margin of the same easterly 192.47 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.27 feet to a point in the westerly margin of said Lyndale Drive; thence with the margin of the same northerly 125.7 feet to the point of beginning.

Tract II: Being part of Lot No. 102 on the Map of Hillhurst Acres, Section I, of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 74.5 feet on the north side of Richmond Hill Drive, as measured around a curve, and extends back 374 feet on the east line and 288 feet on the west line, being a broken line, to a dead line in the rear on which it measures 80.7 feet.

INCLUDED in the above description but EXPRESSLY EXCLUDED from this conveyance is the following: Beginning at the point of intersection of the existing east margin of I-65 and the southeast boundary of the Metropolitan Government of Nashville and Davidson County property; thence with said boundary northeasterly 65 feet, more or less, to a point, said point being 117.69 feet right of I-65 proposed centerline station 282+27.01; thence with the proposed east margin of said road south 25 degrees 23 minutes 07 seconds west 262.02 feet to a point, said point being 85.24 feet right of I-65 proposed centerline station 279+55.69; thence with said existing margin northerly 209 feet, more or less, to the point of beginning, containing 0.112 acres, more or less.

Being the same property conveyed to Myles Anthony Hale, a single man, by Warranty Deed from Joey W. Hale, an unmarried man, dated January 26, 2021, of record in Instrument No. 20210127-0012177, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 2444, Page 32, amended in Book 2446, Page 47, Register's Office for Davidson County, Tennessee.
Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8333, Page 46, in the Register's Office for Davidson County, Tennessee.
Easement to Piedmont Natural Gas Company of record in Instrument No. 20120914-0083726, in the Register's Office for Davidson County, Tennessee.
The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
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 2945 Lyndale Drive, Nashville, TN 37207.

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 5th day of April, 2023.

X Myles Anthony Hale
Myles Anthony Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Myles Anthony Hale, 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 11th day of April, 2023.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 23-5
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 April 5, 2023.

Affiant Signature

4 5 23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026