Karen Johnson Davidson County
Batch# 1010363 DEEDWARR
06/02/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20230602-0041614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of June, 2023.

(Affix Seal) Notary Public

My Commission Expires: 8-20-2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

2023-05-868

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Luke Freeman and Olivia Benfield 1500 Wayne Drive Nashville, TN 37206	CANOPY MORTGAGE, LLC 360 TECHNOLOGY CT, STE 200 LINDON, UTAH 84042 Loan Number: 1000178275	Map/Parcel 072-163-R-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hart & Home LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Olivia Benfield, a single person, and Luke Freeman, a single person, as joint tenants with the right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 1500 Wayne Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1500 Wayne Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 202204180044391, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1500 Wayne Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 202204180044391, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Marshall F. Baker and wife Afranda Baker by Warranty deed from Noah E. Hunter and wife, Ruth M. Hunter of record in Book 7477, page 263, Register's Office for Davidson County, Tennessee, dated February 19, 1988 and recorded on February 26, 1988.

Being the same property conveyed to Afranda Jean Baker by Tennessee Quit Claim deed from Marshall F. Baker of record in Book 11162, page 995, Register's Office for Davidson County, Tennessee, dated October 07, 1998 and recorded on October 20, 1998.

Being the same property conveyed to Afranda Jean Baker a 1/2 undivided interest and George Osment and wife, Ophie Osment, as tenants by the entirety a 1/2 undivided interest Trustee by Quitclaim Deed from Alfranda Jean Baker of record in Instrument No. 20160613-0059891, Register's Office for Davidson County, Tennessee, dated June 09, 2016 and recorded on June 13, 2016 and within the same deed the said James W. Stinnett, Jr., Trustee

Ophie Osment died on 09/23/2021, leaving George Osment as the surviving tenant by the entirety.

Being the same property conveyed to Afranda Jean Baker, unmarried by Quit Claim deed from George Osment, unmarried of record in Instrument No. 20211022-0142492 Register's Office for Davidson County, Tennessee, dated October 21, 2021 and recorded on October 22, 2021.

Being a portion of the same property conveyed to Hart & Home LLC, a Tennessee Limited Liability Company by Warranty deed from Afranda Jean Baker, unmarried of record in Instrument No. 20220204-0013275 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 04, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1500 Wayne Drive, Nashville, TN 37206 .

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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.

Effective the 1ST day of June, 2023:

Hart & Home, LLC, a Tennessee limited liability company

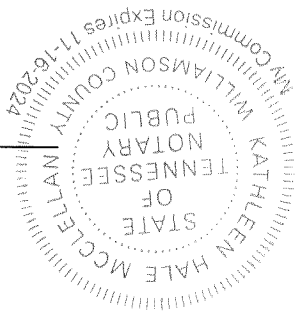
By: _____ Manager
Thomas M. Hart, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Thomas M. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of other officer authorized to execute the instrument) of Hart & Home, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager

Witness my hand, at office, this 1ST day of ~~May~~ June, 2023.

_____
Notary Public



My commission expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 this the 1st day of June, 2023.

Affiant Signature

Date 6-1-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON