Karen Johnson Davidson County
Batch# 1014972 DEEDWARR
06/14/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230614-0045353

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 399,900.00.

Affiant

Subscribed and Sworn before me this 14 day of June , 2023.

Notary Public
My commission expires: 03/03/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
William Benjamin Hardin 317 Errol Lane, Nashville, TN 37209	New Owner	091-05-0A-023-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher R. Howell and Tiffany N. Sanders, both unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Benjamin Hardin, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23, Second Revision - Final Plat, Sylvan Heights Phase Two, a Planned Unit Development, as of record in Book 7900, Page 216, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher R. Howell and Tiffany N. Sanders, joint tenants, by Warranty Deed from Nickolas J. D'Asaro, an unmarried person, of record in Instrument No. 20101229-0103574, in the Register's Office of Davidson County, Tennessee, dated December 27, 2010, and recorded on December 29, 2010.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 216, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 663, Register's Office for Davidson County, Tennessee.

Stormwater Declaration Agreement Easement as shown of record in Book 7497 Page 42; Sanitary Sewer easement as shown in Book 8204, Page 219; Water Main easement as shown in Book 8204, Page 821, for Davidson County, Tennessee. Restrictive Covenants of record in Book 7568, Page 400; amendment in Book 7888, Page 831; Amendment in Book 8268, Page 626, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7601, Page 632, Register's Office for Davidson County, Tennessee.

This is [x] improved [ ] unimproved property known as 317 Errol Lane, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 12 day of June , 2023.

Christopher R. Howell

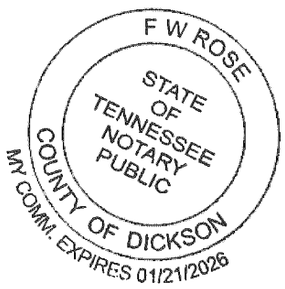
Tiffany N. Sanders

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 12 day of June, 2023, before me personally appeared Christopher R Howell and Tiffany N Sanders, 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 12 day of June, 2023.

Notary Signature
My commission expires: 01/21/26



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 12 , JUNE , 2023.

Custodian's Signature — 06/14/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 14 day of JUNE , 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023