Karen Johnson Davidson County
Batch# 1032725 DEEDWARR
07/31/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,429.90
20230731-0058920

# WARRANTY DEED

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $927,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-200

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Aidan Wilder Thieriot | Same as Owner | 119 13 0 013.00 |
| (NAME) | (NAME) | |
| 3011 Harlin Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Barron, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Aidan Wilder Thieriot, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto (the "**Property**").

Being Lot No. 62 on the Plan of An addition to and a revision of Lots Nos 93, 94, 95, 96, 97 of the H.G. McNabb Subdivision, of record in Plat Book 1130, Page 79, in the Register's Office, Davidson County, Tennessee.

Said Lot fronts 75 feet on the West side of Harlin Drive and runs back between lines, 204.5 feet on the North Line, 200.2 feet on the South line a Dead line on which it measures 75.12 feet.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Calvin Richard Withers and Shirley Tindall Withers, Co-Trustees of The Calvin Richard Withers and Shirley Tindall Withers Co-Grantor Trust Dated 12/03/2015, of record in Instrument No. 20220425-0047152, in the Register's Office of Davidson County, Tennessee, dated April 08, 2022 and recorded on April 25, 2022.

Being the same property conveyed to Containers By Design, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Rental Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220721-0083356, in the Register's Office of Davidson County, Tennessee, dated July 18, 2022 and recorded on July 21, 2022. Containers by Design, LLC, a Tennessee limited liability company, changed its name to Providence Builder Group, LLC, a Tennessee Limited Liability Company, pursuant to articles of amendment filed with the Tennessee Secretary of State on August 19, 2022 as file number B1267-1439.

Being the same property conveyed to William Barron, by Quitclaim Deed from Providence Builder Group, LLC, a Tennessee Limited Liability Company, f/k/a Containers by Design, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230330-0023140, in the Register's Office of Davidson County, Tennessee, dated March 30, 2023 and recorded on March 30, 2023.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 3011 Harlin Drive, Nashville, TN 37211.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 28th day of July, 2023.

**GRANTOR:**

**William Barron**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27 day of July, 2023.

Notary Public

My Commission Expires: _____

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Certificate of Authenticity

I, Holly Kay, 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 07/27/23.

Date

Holly Kay

Affiant Signature

07/27/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY