Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23941

Karen Johnson Davidson County
Batch# 1067089 DEEDWARR
11/01/2023 12 57:16 PM 2 pgs
Fees: $13.0C Taxes $1,868.50
20231101-0085491

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Dawn Marton
Affiant

Subscribed and sworn to before me, this 30th day of OCTOBER, 2023.

S Chapel Drummond
Notary Public
My commission expires: 11-3-25

S CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
ERICK POPE 941 GIANT OAK DRIVE NASHVILLE, TN 37217	New Owner	106 15 0 060 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN HARDT. an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **ERICK POPE and TYLER POPE, a married couple,** hereinafter called the Grantees, their successors 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 97 on the Plan of Section 2, Hill-N-Dale, as of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee, as follows, to-wit

Beginning at a point in the Southerly margin of Giant Oak Drive, said point being the common front corners of Lot 98 and 97, then with the line between Lot 98 and Lot 97, 112 52 feet to a point, the common rear corners of Lot 96, 97, 98, thence with the line between Lots 96 and 97, 103 67 feet to the Westerly margin of Shady Oak Drive, thence with the Westerly margin of Shady Oak Drive, in a Northerly direction 107 feet to a concrete monument, the beginning of a curve, thence with said curve 39 97 feet to a concrete monument in the Southerly margin of Giant Oak Drive, thence with the Southerly margin of Giant Oak Drive in a Westerly direction 93 32 feet to the Point of Beginning

Being the same property conveyed to Benjamin Hardt, an unmarried man, by Warranty Deed from James A English, an unmarried man, of record in Instrument No 20201028-0124719, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020 and recorded on October 28, 2020
This is improved property known as 941 Giant Oak Drive, Nashville, TN 37217

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

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, successors and assigns, forever Grantors covenant with Grantees that Grantor is lawfully seised and possessed of said land n fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of OCTOBER, 2023

BENJAMIN HARDT

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN HARDT, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand ~~and seal~~ this 30 day of October, 2023

Notary Public
Commission ~~expiration~~ date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON