RECORD AND RETURN TO:
Boston National Title Agency
400 Rouser Rd. Bldg. 2 / Suite 500
Coraopolis, PA 15108

File No. TN23108241

Karen Johnson Davidson County
Batch# 1074613 DEEDWARR
11/22/2023 02:02:30 PM 6 pgs
Fees: $33.00 Taxes: $2,923.00
20231122-0091147

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 161 00 0 271.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 27 day of October, 2023 by and between **Lawson H. Hardwick, III and Joseph Stephen Hardwick, Trustees of The Hardwick Living Trust, known as Hardwick Family Trust U/A Hardwick Living Trust dated February 23, 1999,** residing at 1749 Mallory Lane, Suite 100, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Benjamin Shawn Batts and Anna Margaret Batts, husband and wife, as joint tenants with right of survivorship,** residing at 653 Andrew Rucker Lane, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Seven Hundred Ninety Thousand and 00/100 Dollars ($790,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 653 Andrew Rucker Lane, Nashville, TN 37211

Being that parcel of land conveyed to Hardwick Family Trust, L.H. Hardwick, Jr., Trustee, all of said Hardwick Living Trust's from L.H. Hardwick, Jr., the surviving spouse Montelle Carson Hardwick and surviving Trustee of the Hardwick Living Trust dated February 23, 1999 by that Deed dated 8/8/2007 and recorded 8/10/2007 in Official Records Instrument No. 20070810-0096122 of the Public Records of Davidson County, TN.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

LHH JR - Trustee

Lawson H. Hardwick, III, Trustee of The Hardwick Living Trust, known as Hardwick Family Trust U/A Hardwick Living Trust dated February 23, 1999

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lawson H. Hardwick, III, Trustee of The Hardwick Living Trust, known as Hardwick Family Trust U/A Hardwick Living Trust dated February 23, 1999,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tn, this 27 day of October, 20 2023.

Kimberley Wheeler
Notary Public

My Commission expires: 1-29-2025

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joseph Stephen Hardwick, Trustee

Joseph Stephen Hardwick, Trustee of The Hardwick Living Trust, known as Hardwick Family Trust U/A Hardwick Living Trust dated February 23, 1999

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joseph Stephen Hardwick, Trustee of The Hardwick Living Trust, known as Hardwick Family Trust U/A Hardwick Living Trust dated February 23, 1999,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, TN, this 27 day of October, 2023.

Kimberley Wheeler
Notary Public

My Commission expires: 1-29-2025

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **790,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lawson H. Hardwick, III

STATE OF Tennessee
COUNTY OF Sumner

Sworn to before me this 27 day of October, 2023

Notary Public
My Commission Expires: 1-29-2025

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for person(s) responsible for taxes:

Benjamin Shawn Batts and Anna Margaret Batts
653 Andrew Rucker Lane
Nashville, TN 37211

Name and address of property owner:

Benjamin Shawn Batts and Anna Margaret Batts
653 Andrew Rucker Lane
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, L. H. Hardwick, III / Joseph Stephen Hardwick, 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 **10-27-2023** (date of document).

L. H. Hardwick, III / Joseph Stephen Hardwick

Affiant Signature

10-27-23

Date

STATE OF Tennessee
COUNTY OF Sumner

Sworn to and subscribed before me this 27 day of October, 2023

Kimberley Wheeler

Notary's Signature

My Commission Expires: 1-29-2025

NOTARY'S SEAL

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
LEGAL DESCRIPTION

All that certain Lot, Land Lying in Davidson County, Tennessee, being Lot No. 1 on the Plat of Resubdivision Lot 1, and Lot 2 & 3, Love Built Subdivision, of record in Book 9700, Page 210, recorded August 9, 1996, Register's Office of Davidson County, Tennessee, more completely described as follows:

Beginning at an iron pin located at the Northeast comer of Lot No. 1 of the Resubdivision, said point of beginning being in the Western line of Lot No. 2 and running with said line South 25° 13' 20" East, 103.73 feet to an iron pin in the Northern right-of-way of Andrew Rucker Lane with the radius being South 07° 02' 58" West, 76.47 feet to an iron pin; thence North 37° 32' 41" West, 20 feet to an iron pin in the corner of Lot 1; thence with the common boundary of Thrible Springs Estates, South 53° 22' 19" West, 56.25 feet to an iron pin; thence continuing with the common boundary of Thrible Springs Estates, South 86° 01' 08" West, 138.80 feet to an iron pin; thence North 05° 59' 46" West, 140.00 feet to an iron pin; thence with the common boundary of Christ Church Memorial Gardens, North 84° 00' 14" East, 207.75 feet to the point of beginning, said Lot No. 1 containing .717 acres.

Parcel ID Number: 161 00 0 271.00

Property Commonly Known As: 653 Andrew Rucker Lane, Nashville, TN 37211