Karen Johnson Davidson County
Batch# 1077723 DEEDWARR
12/04/2023 10:26:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20231204-0093249

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of December, 2023. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Address New Owner As Follows:
Ann Archer Davis & W. Kirby Davis, Jr.
908 Lynwood Boulevard
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
13011005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANN ARCHER DAVIS AND W. KIRBY DAVIS, JR.**, wife and

husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land lying in the 7th Civil District of Davidson County, Tennessee, more particularly described as follows:
>
> Land in the 7th, formerly the 11th, Civil District of said County, being part of Lot No. 13 on the Plat of the Carter and King lands, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, being Lot No. 22 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:
>
> Beginning on the easterly margin of Lynwood Boulevard at the corner of Lots Nos. 22 and 23; thence with said boulevard, northwardly 100 feet to the corner of Lot Nos. 21 and 22; thence with the line between said two lots, eastwardly 250 feet; thence at right angles, southwardly 100 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots, westwardly 250 feet to the beginning.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Emily Y. Hartman and/or Ellen H. Roddy, Trustees of the Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman, dated August 18, 2010, of record as Instrument No. 20211012-0136835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 Metro taxes, which have been paid by the Grantor and prorated between the parties.

2. Matters shown on the Plan of record in Book 57, page 99, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record as Instrument No. 20231102-0086028, Register's Office for Davidson County, Tennessee. ("Declaration") Grantee assumes and agrees to perform all obligations of Declarant under the Declaration from and after the date hereof, and to indemnify and hold harmless Grantor of and from such performance. Each successive owner of the property herein, upon acquisition of title to the property, will automatically become obligated to perform the obligations of Declarant therein from and after such acquisition of title and will indemnify and hold harmless the original Declarant, and all subsequent owners of the property of and from such performance from and after acquisition of title.

4. All matters as shown on the Asbuilt Survey by Jason A. Garrett of Clint Elliott Survey, RLS No. 2861, dated November 17, 2023.

This is improved property known as 908 Lynnwood Boulevard, Nashville, TN 37205.

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 Grantor covenants 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 the same is unencumbered, unless otherwise herein set out; and further covenants and binds 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.

{Signature page to follow}

WITNESS my hand and effective the 1st day of December, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of November, 2023.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Wesley D. Turner, 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 November 30, 2023.

Affiant Signature

Date: 11/30/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

