WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,785,900.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2024.

Notary Public

COMMISSION EXPIRES:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1172302 DEEDWARR
08/20/2024 02:18:48 PM 2 pgs
Fees: $13.00 Taxes: $6,607.83

20240820-0063893

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Jeffrey Littrell	Same As New owner	130-06-0-008
(NAME)	(NAME)	
278 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Allen B. Townsend, Jr. and Donna J. Townsend, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Jeffrey Littrell,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 6 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson Count, Tennessee.

Said Lot No. 6 fronts 100 feet on the northerly side of Westover Drive, now Harding Place, runs back 210 feet to the line of Lot No. 75, which is a private park for the exclusive use of owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 74, 76 and 101 and shows 43.87 feet on the rea line.

Together with all of Grantor's right, title and interest in and to the use of the private park known as Lot 75 Bransford Realty Company's Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen B. Townsend, Jr. and wife Donna J. Townsend by Warranty Deed from Anthonio M. Granda and wife, Malinda Granda, filed for record on April 2, 1998 in Book 10867, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **278 Harding Place** **Nashville, TN** **37205**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 10th day of August 2024.

Allen B. Townsend, Jr.

Donna J. Townsend

STATE OF TENN#ESSEE)
COUNTY OF KNOX)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Allen B. Townsend, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10 day of August 2024.

Notary Public

Commission Expires: ~~My Commission Expires 10-31-2026~~

NAHIL N. MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared ~~Allen B. Townsend, Jr.~~ and Donna J. Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of August 2024.

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025