Karen Johnson Davidson County
Batch# 1172462 DEEDWARR
08/21/2024 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,137.75
20240821-0064112

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0141

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of August, 2024

Notary Public

Commission Expires: 10/25/2027

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
BVH Properties LLC 3808 Haywood Court Nashville, TN 37211	New Owners	148-09-0-072.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kelly Slagle and Richard Harding, Jr.,
Heirs at Law of Richard R. Harding, Sr., and Kathryn Harding

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BVH Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 11, on the Plan of Haywood Acres, Section II, as of record in Book 2854, Page 91, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 192.21 feet on the easterly side of Haywood Court and runs back between lines 270.4 feet on the northerly line and 307.2 feet on the southerly line, which his the northerly line of Ronald Baker property, to a dead line on which it measures 56.6 feet.

Being the same property conveyed to Richard R. Harding and wife, Kathryn D. Harding by Deed from Otto D. Hawn and wife, Marie V. Hawn, dated November 8, 1965 and recorded November 9, 1965 in Book 3956, Page 216, Register's Office of Davidson County, Tennessee.

Richard R. Harding and wife Kathryn D. Harding having both died intestate on August 12, 2023. Kathryn D. Harding having passed first leaving Richard R. Harding as tenant by the entirety. This is evidenced by "Agreed Order on Date and Time of Death" filed in Docket Number 23P-2117 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division.

The subject property vested at his death in his two surviving children, Richard Ross Harding, Jr. and Kelly Slagle as evidenced by affidavit of heirship of record in Instrument Number _202408210064110__ in the Register's Office for Davidson County, Tennessee. His other child, Misty M. Harding having predeceased himon 11/1/1991 leaving no surviving "issue" as evidenced by affidavit of heirship of Record in Instrument Number _202408210064111___ in the Register's Office for Davidson County, Tennessee.

The said Kelly Slagle joins in this conveyance in her capacity as Executrix of The Estate or Richard R. Harding, SR in order to convey any and all potential interest The Estate may have received in the subject property by virtue of the opening of his Probate Estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3808 Haywood Court Nashville, TN 37211
This is not, nor has it ever been the primary residence of the Grantor(s)

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 we so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of August, 2024.

The Estate of Richard R. Harding Sr

BY: Kelly Slagle, Executrix
Kelly Slagle
Executrix

Richard Ross Harding Jr.
Richard Ross Harding, Jr.

Kelly Slagle
Kelly Slagle

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY SLAGLE, EXECUTRIX of the THE ESTATE OF RICHARD R. HARDING SR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of August, 2024.

Kayla R. Johnson
Notary Public
My Commission Expires: 2/22/27

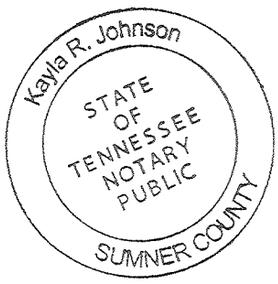
Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ROSS HARDING, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes of therein contained.

Witness my hand and official seal, this the 19th of August, 2024.

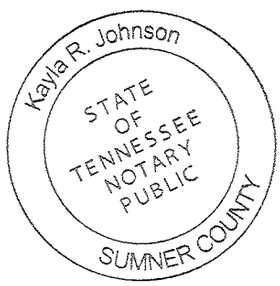
Notary Public
My Commission Expires: 7/27/27



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY SLAGLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2024.

Notary Public
My Commission Expires: 7/27/27



I, **Gabriel R. Lutz**, 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 **8/19/2024** (date of document).

Affiant Signature

Date **8/20/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **20** day of **August**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027