THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848572**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2024. Notary Public My Commission Expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1178041 DEEDWARR
09/05/2024 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20240905-0068196

WARRANTY DEED

Address New Owner: Thomas Rodes Hart and Mallory Bennet Hart 156 Haverford Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 16 0 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. Avinger, III and Jane P. Avinger, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Rodes Hart and Mallory Bennet Hart, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Map of WEST MEADE FARMS, INC., SECTION III, as of record in Plat Book 1835, Page 4, Register's Office for said County.

Said Lot No. 16 fronts 100 feet on the Northerly side of Haverford Drive and runs back 187.2 feet on the Westerly line and 179 feet on the Easterly line, to a dead line, measuring 100.3 feet thereon.

Being the same property conveyed to Robert L. Avinger, III and Jane P. Avinger, husband and wife, by Warranty Deed from Chandelier Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20140523-0044685, in the Register's Office of Davidson County, Tennessee, dated May 19, 2014 and recorded on May 23, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION III, as recorded in Plat Book 1835, Page(s) 4 .

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 156 Haverford Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2024.

Robert L. Avinger, III.

Jane P. Avinger by Robert L. Avinger, III Attorney in Fact
Jane P. Avinger
By: Robert L. Avinger, III, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Avinger, III, individually and as Attorney in Fact for Jane P. Avinger, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2024.

SHIRA KINDREY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 13

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 08/30/2024.

Date

Affiant Signature

08/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of August, 20 24.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)