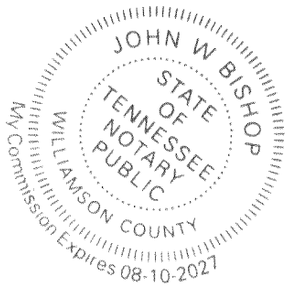
Karen Johnson Davidson County
Batch# 1201317 DEEDWARR
11/05/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20241105-0085818



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $745,000.00

Affiant

Subscribed and sworn to before me, this the 1 day of November, 2024

Notary Public

My Commission Expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Natalie Logan and Kyle Lacek	Strong Home Mortgage LLC	061-15-0-043.00
3912 Baxter Avenue	9408 Grant Avenue Suite 302	
Nashville, TN 37216	Manassas, VA 20110	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Frederick Jordan Hargis and Lindsey Brooke Hargis, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Lacek and Natalie Logan, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, Resubdivision of Lot 24 (Partition) Subdivision of Maplewood Home Tract, as shown on plat of record in Instrument No. 20130718-0074313, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Frederick Jordan Hargis and Lindsey Brooke Hargis, husband and wife, as tenants by the entirety, by Quitclaim Deed from Frederick Jordan Hargis A/K/A Frederick J. Hargis, now married, dated 11/18/2023 and recorded 1/5/2024 in Instrument No. 20240105-0001110; and being the same property previously conveyed to Frederick J. Hargis, an unmarried man, by Warranty Deed from John Coke and Jacilynne Coke, husband and wife, dated 6/30/2020 and recorded 7/1/2020 in Instrument No. 20200701-0071496, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all matters shown on plat of record in Instrument No. 20130718-0074313, All matters shown on plat of record in Book 421, Page 174, Restrictive Covenant for Detached Structure in Instrument No. 20131211-0125633, in the Register's Office, Davidson County, Tennessee.

This is improved property known as 3912 Baxter Avenue, Nashville, TN 37216

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 does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 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 my/our hand(s) this 24th day of October, 2024

Frederick Jordan Hargis

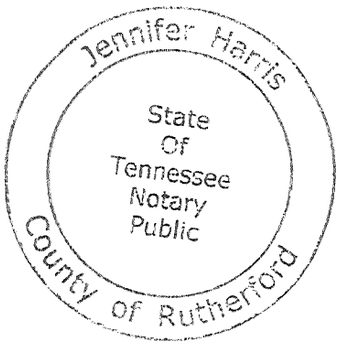
Lindsey Brooke Hargis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Frederick Jordan Hargis and Lindsey Brooke Hargis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2024.

Notary Signature
My commission expires: 8-19-2028



True Copy Certification

I, **Pam Autry,** 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 this the 24th day of ~~November~~ OCTOBER, 2024.

Affiant Signature

Date 11-1-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027