WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Jonna Hamby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2025

Jill Branyan
Notary Public

MY COMMISSION EXPIRES 03-16-26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-EV-25-973

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1238824
02/20/2025 11 41 47 AM
Fees $18 00 Taxes $2,312 50

Davidson County
DEEDWARR
3 pgs

20250220-0012260

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Heath Hamby and Jonna Hamby	**Orion Federal Credit Union**	
(NAME)	(NAME)	**141-05-0A-160.00-CO**
973 Fairdale Ct	**400 Monroe Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER DOLAN AND AND TONI-ANN DOLAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATH HAMBY AND JONNA HAMBY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 160 on the Plan of Final Plat of Avondale, Phase 2, Section 2B Major Subdivision of record in Plat at Instrument No. 20161103-0116517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Dolan and Toni-Ann Buono, Tenants in Common With The Right of Survivorship by Warranty Deed from Anindya S. Mukhopadhyay and Deeparati Mukhopadhyay, husband and wife of record in Instrument No. 20200924-0110095 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 24, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20161103-0116517, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254 and Instrument No 20190313 0023161, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement recorded in Instrument No 20041207-0145662 Register's Office for Davidson County, Tennessee.
- Transmission Line Easement recorded in Instrument No 200601 10-0003857 Register's Office for Davidson County, Tennessee
- Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No 20040204-0013640; Instrument No 20080818-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement recorded in Instrument No 20060512-0055867 and Instrument No 200908140076610 Register's Office for Davidson County, Tennessee
- Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee
- Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No 20080826-0087638 - Register's Office for Davidson County, Tennessee
- Subject to Permanent Easement Agreement recorded in Instrument No 20090707-0063325 Register's Office for Davidson County, Tennessee

• All matters of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee.
• Subject to Easement Deed to U.S. Sprint Communications Company recorded in instrument No 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.
• Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No 20081203-0117350 Register's Office for Davidson County, Tennessee.
• Lack of direct access to Highway 1-40 from the Property, such right of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of which is of record in Book 3369, page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted thereinto the State of Tennessee, and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, page 185, Register's Office for Davidson County, Tennessee.
• Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B Ezzell and wife, Fanny M Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.
• Right-of-way of all roads of the Nashville, Chattanooga & St Louis Railway and spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right-of-way having been granted by deed from S F Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 341, page 277, Register's Office for Davidson County, Tennessee, by deed from S. F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 350, page 371, Register's Office for Davidson County, Tennessee, by deed from J. B. Ezzell and wife, Fanny M. Ezell, to Nashville, Chattanooga & St Louis Railway, of record in Book 362, page 561, Register's Office for Davidson County, Tennessee, and by deed from 3. B. Ezzell and wife, Fanny Moran Ezell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the millpond.
• Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges asset out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.
• Easement for water line granted by Rodgers Properties, Inc (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
• Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
• Easement for access road granted by Roger N. Hutton to United State of America by Instrument of recordin Book 4116, page 151, Register's Office for Davidson County, Tennessee.
• Easement for water line granted by Roger N. Hutton to United States of America by Judgment, a certified copy of which is of record in Book 4364, page 895, Register's Office for Davidson County, Tennessee.
• A 15 foot public roadway running parallel with the railroad right-of-way in the extreme eastern part of the Property comprising the tract of 38.71 acres conveyed to John Smallman Cowden, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee.
• Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St. Louis Railway right-of-way and along the west side of Lot No. 1 on the Plan of record in Book 1, page 25, Register's Office for Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet thereof being on the east side of the line between said Dower Tract and Said Lot 5, and 6 feet thereof being on the west side of the line between said Dower Tract and said lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in the suit of R. P. Hutton et al, vs. J. B. Ezell, docket Nos. 25,062 and 26,939 (references thereto appear in a deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee, and in subsequent deeds).
• Easement for water main across the Dower Tract, a part of the Property, from the 38 71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
• Advertising space lease of record in Book 4494, page 882, Register's Office for Davidson County, Tennessee. (This lease was executed March 15, 1971, by Lineberger Development Co. to National Advertising Company, which lease contains an initial 10-year term and an extension on a year-to-year basis thereafter unless earlier terminated. No termination or extension documents appear of record).
• Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B. G Pratte, dated September 2, 1959, of record in Book 3084, page 317, Register's Office for Davidson County, Tennessee. (The lease was for a term of 5 years and "as long thereafter as oil and gas or either is produced from said land by lessee. No termination or extension documents appear of record).
• Title to that portion of the Property embraced within the high and low watermark of the Big Harpeth River.
• Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.
• Title to that portion of the Property embraced within the bounds of any roads or highways.
• That portion of the Property embraced within the bounds of any cemetery, with rights of ingress and egress thereto.
• Right-of-way as shown on the Plat entitled Section 1 Harpeth 40 Mobile Home Park of record in Book 4300, page 49, Register's Office for Davidson County, Tennessee.
• Advertising space lease between Buck Allison, Inc., and The Lamar Corporation, of record in Book 6078, page 619, Register's Office for Davidson County, Tennessee
• A portion of the Property is within the 100-year floodplain as shown on the overall boundary lay-out of Ragan-SmithMurphy & Associates, Inc , dated March 30, 1988 (not a field survey)
• Memorandum of lease between Michael R. Allison and National Advertising Company, of record in Book 10023, page 638, Register's Office for Davidson County, Tennessee.
• Matters shown on the survey by Crawford Land Surveyors, P C., dated September 7, 2004, and last revised December 3, 2004.

- Declaration of Restrictive Covenants, of record as Instrument No 20020821-0100879, Register's Office for Davidson County, Tennessee
- Subject to easements of record in Book 10748, page 876, Register's Office for Davidson County, Tennessee.
- Contract between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, page 362, Register's Office for Davidson County, Tennessee, and assignment of contract between Joe M. Rogers and Buck Allison Incorporated, of record in Book 5902, page 469, Register's Office for Davidson County, Tennessee.
- Abstract of suit of record as Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Avondale Park Owners' Association, Inc for Open Space Areas of record in Instrument No 20170 130-0009317, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **973 Fairdale Ct, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF FEBRUARY, 2025

Christopher Dolan

Toni-Ann Dolan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER DOLAN, 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 18th of February, 2025

Notary Public
My Commission Expires. 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONI-ANN DOLAN, 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 18th of February, 2025

Notary Public
My Commission Expires. 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212