Karen Johnson
Batch # 1242814
03/04/2025 10 48 18 AM
Fees $13 00 Taxes $1,979 50

Davidson County
DEEDWARR
2 pgs

20250304-0016111

Prepared by and return to

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $535,000 00

Affiant

Subscribed and sworn to before me this 3rd day of March, 2025

Notary Public
My Commission Expires Nov 8, 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No 2025-1070

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christian Walker Hagan	New Owner	
307 Garrett Dr Nashville, TN 37211		147-05-0-072 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, we

Joshua Richter and Katharine A. Richter, fka Katharine A. Maiorano, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Martha Harrison Higgs and Christian Walker Hagan, as joint tenants with right of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit.

Land in Davidson County, Tennessee, being Lot No 150 on the Plan of Section One, Revised, Caldwell Hall of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 Joshua Richter, single man and Katharine A Maiorano, single woman, as tenants in common with rights of survivorship by Warranty Deed from Paul D Sheriff Trustees of Paul D Sheriff Revocable Living Trust dated November 09, 2017 of record in Book 20211019-0140177, Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 19, 2021

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved X unimproved property and the address of the herein described property is believed to be 307 Garrett Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 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 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 hands this 3rd day of March, 2025

Joshua Richter

Katharine A Richter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2025, before me personally appeared Joshua Richter and Katharine A. Richter, 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 3rd day of March, 2025.

Notary Signature
My commission expires 1/17/2027

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY