Karen Johnson Davidson County
Batch# 1245851 DEEDWARR
03/11/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20250311-0018393

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

G-BP-25-1006

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Martin and Leigh Nida	**New Owner**	
(NAME)	(NAME)	**072-02-0-121.00**
1006 Hart Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **RLS HART, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW MARTIN, AN UNMARRIED MAN, AND LEIGH NIDA, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Lot No. 33 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and Accurate description Thereof.

Being the same property conveyed to RLS Hart, LLC by Warranty Deed from Erin M. Tucker, a married woman of record in Instrument No. 20170901-0090327 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on September 01, 2017.

Being the same property conveyed to Ryan L. Schmidt, unmarried by Quitclaim Deed from RLS HART, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171213-0127273 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 13, 2017.

Being the same property conveyed to RLS Hart, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ryan L. Schmidt, unmarried of record in Instrument No. 20200804-0086224 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on August 04, 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 in Plat Book 894, Page 640, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1163, Page 418, in the 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: **1006 Hart Lane, Nashville, Tennessee 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 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 11th DAY OF MARCH, 2025.

RLS Hart, LLC

BY: _____
Ryan L. Schmidt
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L. SCHMIDT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RLS HART, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of March, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

Certificate of Authenticity

I, Adde Dilworth, 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 **March 11, 2025**.
Date

Affiant Signature

03/11/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **11th** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026