3 of 3

# WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1252070
03/25/2025 02 46 23 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250325-0022395

File #25-TC-1513-OW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2025

Notary Public
MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cheryl Lynn Myers** | **Cadence Bank** | |
| (NAME) | (NAME) | **072-09-0-084 00** |
| **1513 Jewel Street** | **PO Box 3356** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | **Tupelo, MS 38803-3356.** | |
| (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,

**TANNER HARTMAN, A MARRIED MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**CHERYL LYNN MYERS, Single Woman,**

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 17 on the Plan of DAN LEECH SUBDIVISION of record in Plat Book 1424, Page 70, 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 Tanner Hartman, an Unmarried Man, by Warranty Deed from Okey Landers, an Unmarried Man, of record in Instrument No 20220419-0045294, in the Register's Office of Davidson County, Tennessee, dated April 15, 2022, and recorded on April 19, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAN LEECH SUBDIVISION, as recorded in Plat Book 1424, Page(s) 70
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1513 Jewel Street, Nashville, TN 37207**

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 ~~25th~~ 24th day of March, 2025

Tanner Hartman

Samantha Hartman

***SAMANTHA HARTMAN**, spouse of **TANNER HARTMAN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **SAMANTHA HARTMAN** may have in the above-described real property*

STATE OF TX
COUNTY OF Collin

On this ~~25th~~ 24 day of March, 2025, before me personally appeared Tanner Hartman, 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 ~~25th~~ 24 day of March, 2025.

Notary Signature
My commission expires 10-20-2028

MARIA E CUELLAR
Notary ID #126696921
My Commission Expires
October 20, 2028

STATE OF TX
COUNTY OF Collin

On this ~~25th~~ 24 day of March, 2025, before me personally appeared Samantha Hartman, 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 ~~25th~~ 24 day of March, 2025.

Notary Signature
My commission expires

MARIA E CUELLAR
Notary ID #126696921
My Commission Expires
October 20, 2028