Karen Johnson Davidson County
Batch# 1255690 DEEDWARR
04/02/2025 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $12,961.10
20250402-0025001

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250104**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,503,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2025. Notary Public My Commission Expires: _____

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Daniel Talbert and Jill Talbert 132 Hardingwoods Place Nashville TN 37205	Send Tax Bills To: Renasant Bank PO Box 4140 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 129 04 0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Strane and Julie Strane, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Talbert and Jill Talbert, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of HARDING WOODS of record in Plat Book 2900, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 212. 8 feet on the Northerly side of Harding Woods Place, and extends back 309. 3 feet on the Westerly line and 290 feet on the Easterly line, to a dead line in the rear, on which it measures 218.2 feet.

Being the same property conveyed to Nicholas Strane and Julie Strane, husband and wife, by Warranty Deed from Gregg & Rains Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20181107-0110277, in the Register's Office of Davidson County, Tennessee, dated November 06, 2018, and recorded on November 07, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING WOODS, as recorded in Plat Book 2900, Page(s) 115.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2998, Page 498; Book 3130, Page 627 with Extension recorded in Book 6749, Page 641.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4867, Page 964.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4829, Page 365.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 132 Hardingwoods Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025.

Nicholas Strane

Julie Strane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Strane and Julie Strane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 April 1, 2025 (date of document).

Affiant Signature

4-1-2025.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027