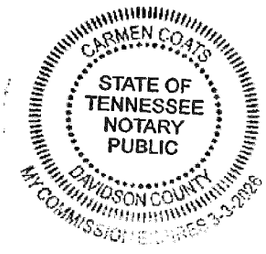
Karen Johnson Davidson County
Batch# 1269171 DEEDWARR
05/06/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20250506-0035184

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $577,500.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hugh M. Richardson and Penny W. Richardson	New Owner(s)	116-12-0-105.00
5946 Post Rd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN HARDEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUGH M. RICHARDSON AND PENNY W. RICHARDSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 105 feet o the westerly 549 feet of the northerly 215 feet of Lot No. 6 on the Plan of Mrs. A. L. Billington's Subdivision of Part of Lot No. 2 on the Plan of Henry Compton Lands, of record in Plat Book 547, Page 47, in the Register's Office for Davidson County, Tennessee, described according to a survey made by T.R. Sandford, dated August 1, 1959, as follows:

Beginning at a point on the northerly margin of a 25-foot roadway (Estes Court) as established by an instrument of record in Book 1133, page 151, said Register's Office, said point being 25 feet north of the line between Lots Nos. 5 and 6 and being 444 feet east of the easterly margin of Estes Avenue; thence northwardly and parallel with the easterly margin of said Estes Avenue 215 feet to the southerly line of the property formerly owned by A.E. Potter; thence with said line eastwardly 105 feet to a point, which point is 10 feet east of the northwest corner of property conveyed to Biffle Moore and wife, Edythe T. Moore by deed from Robert C. McKeand, Sr. and wife, Ila I. McKeand, of record in Book 2796, page 380, said Register's Office; thence 10 feet east of and parallel with said Moore's westerly line southwardly 215 feet to the northerly margin of said 25-foot roadway; thence with same westwardly 105 feet to the beginning.

Together with and subject to an easement for ingress and egress to the City of Nashville, of record in Book 1133, page 151, said Register's Office, and an easement for ingress, egress and joint driveway of record in Book 4911, page 117, said Register's Office.

Being the same property conveyed to Alan C. Mifflin, III and wife, Ann W. Mifflin by Warranty Deed from Louise W. Watkins, unmarried of record in Book 4433, page 23, Register's Office for Davidson County, Tennessee, dated July 17, 1970 and recorded on July 21, 1970.

Being the same property conveyed to Nathan Harden, unmarried by Warranty Deed from Louise W. Watkins, unmarried of record in Instrument No. 20220916-0103466 Register's Office for Davidson County, Tennessee, dated September 07, 2022 and recorded on September 16, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3702 Estes Road B, Nashville, TN 37215, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2025.

Nathan Harden

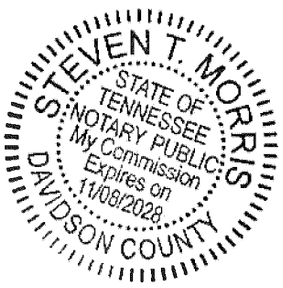
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2025.

Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 30, 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028