Karen Johnson Davidson County
Batch # 1273584 DEEDWARR
05/15/2025 12 13 49 PM 2 pgs
Fees $13 00 Taxes $8,954 00

20250515-0038342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,420,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of May, 2025

(Affix Seal) Notary Public

My Commission Expires 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

2025-03-2717

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners	Send Tax Bills To	Tax ID#
Nathan M. Bard and Tiffany Bard 3911 Albert Drive Nashville, TN 37204	NEW OWNER	Map/Parcel 118-13-0-130 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelly D. McCreight and Mary A. McCreight, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan M. Bard and Tiffany Bard, husband and wife**, hereinafter called the GRANTEES, their heirs 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 13 on the Plan of Lipscomb Heights of record in Plat Book 2083, Page 61, 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 Kelly D. McCreight and Mary A McCreight, husband and wife by Warranty Deed from Blue Sky Horizon GP, a Tennessee Partnership of record in Instrument No. 20221114-0121387, Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on November 14, 2022

This conveyance is subject to the following Zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 3911 Albert Drive, Nashville, TN 37204

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, its successors and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day May, 2025.

Kelly D. McCreight

Mary A. McCreight

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14 day of May, 2025, before me personally appeared Kelly D. McCreight and Mary A. McCreight, 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 14 day of May, 2025.

Notary Signature
My commission expires:

