Karen Johnson Davidson County
Batch# 1283637 DEEDWARR
06/10/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250610-0045361

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $345,000.00.

B. B

Affiant

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Subscribed and sworn before me this the 9th day of June, 2025.

Amanda Nestinger

Notary Public
My commission expires: 5/17/28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Midtown Realty, LLC PO Box 331235 Nashville, TN 37203	New Owner	072-14-0 400.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF HUNTER HAYES ARD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jean's Estates of record in Plat Book 3500, Page 144, 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 Hunter Hayes Ard, by deed dated 04/16/2019, from Latonia J. Stafford, married, and Nikitha Woods, unmarried, and Eaven Rankins, unmarried and James R. Gilmer, unmarried, of record in Instrument No. 20190417-0035419, Register's Office for said County.

The said Hunter Hayes Ard having died 01/10/2025 testate, see Probate Case No.25P-286, in the Seventh Circuit Court for the Twentieth Judical District, Metropolitan Nashville-Davidson County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1703 Jeans Ct., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of June, 2025.

Estate of Hunter Hayes Ard

BY: A. Michelle Poss

A. Michelle Poss, Administrator

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared A. Michelle Poss, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Administrator of the within named bargainor, Estate of Hunter Hayes Ard, and that they, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Hunter Hayes Ard by the said A. Michelle Poss as such Administrator.

Witness my hand and official seal this 9th day of June, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202506100045361

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/09/2025.

Affiant Signature

06/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202506100045361