RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1289158
06/24/2025 10 14 01 AM
Fees $13 00 Taxes $4,995 00

Davidson County
DEEDWARR
2 pgs

20250624-0049547

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES 1/22/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Don Hardin Group, LLC	New Owner	
(NAME)	(NAME)	
520 Cherry Grove Lane		081-11-0-212 00
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JONATHON NORMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON HARDIN GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

The following described tract of land in Davidson County, Tennessee: Being Lots Nos. 4 and 5 on the Map of W. M. Butler's Subdivision, of record in Book 57, Page 98, Register's Office for said County. Said Lot No. 4 fronts 52.2 feet on the Northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back 184.5 feet, more or less, on the Westerly line and 202 feet on the Easterly line, with the Westerly margin of 16th Avenue North, formerly Butler Street, to an alley measuring 48.2 feet thereon. Said Lot No. 5 fronts 52.2 feet on the Northerly side of Buchanan Street, formerly Hydes Ferry Pike and runs back between lines 163 feet, more or less, on the Westerly line and 179 feet, more or less, on the Easterly line to an alley, measuring 48.2 feet thereon.

Being the same property conveyed to Edward Norman and wife, Daphney M. Norman by Deed from James Frank Welch and wife, Blanche Welch of record in Book 2956, Page 244, Register's Office for Davidson County, Tennessee, dated August 13, 1959.

Being the same property conveyed to Daphney M. Norman by Quitclaim Deed from Edward Norman of record in Book 10729, Page 229, Register's Office for Davidson County, Tennessee, dated October 17, 1997. The said Daphney M. Norman having since died June 15, 1998.

Being the same property conveyed to Terry Norman by Quitclaim Deed from Joe M. Haynes, Trustee of the Norman Family Trust of record in Instrument No. 20160108-0001900, Register's Office for Davidson County, Tennessee, dated January 07, 2016. The said Terry Norman having since died August 28, 2023. By Affidavit of Heirship of record in Instrument No. 20230925-0075073, Register's Office for Davidson County, Tennessee, Jonathon Norman is named as the only child and sole surviving heir.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1600 Buchanan Street, Nashville, TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 20 day of June, 2025

X _____
JONATHON NORMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathon Norman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of June, 2025.

Commission expires 10/4/27

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

CH2025-524