Karen Johnson Davidson County
Batch# 1324408 DEEDWARR
09/19/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250919-0075165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of September, 2025.

Notary Public

(Affix Seal)

My Commission Expires: 11-16-25

JENNIFER BENNETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2025-08-3300

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#:
Harvey 11 Tennessee, LLC 15 Colonel Winstead Dr Brentwood TN 37027	NEW OWNER	Map/Parcel 083-06-0-353.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny Clay Hart and Rebecca Lynn Hart, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Harvey 11 Tennessee, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land located in Davidson County, Tennessee, being the northerly 62 1/2 feet of the southerly 255 feet of Lot No. 3 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Book 57, page 106, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 17th, formerly Hughes Street, 192 1/2 feet northerly from the northerly margin of McEwen Avenue, being Mrs. Mary V. Stewart's northeast corner; thence with the westerly margin of 17th Street, northerly 62 1/2 feet to W. T. Landrum's southeast corner; thence with his southerly line westerly line, southerly 62 1/2 feet to Mrs. Mary V. Stewart's northwest corner; thence with her northerly line easterly 170 feet to the beginning.

Being the same property conveyed to Thomas E. Harrison and wife, Lilliam M. Harrison by Warranty Deed from Martha Lucille Crockett of record in Book 4643 and Page 453 Register's Office for Davidson County, Tennessee, dated September 26, 1972 and recorded on October 4, 1972. Said Lillian M. Harrison having deceased on or about December 21, 1981, vesting Thomas E. Harrison as surviving tenant. Said Thomas E. Harrison having deceased on or about December 25, 2011. Probate of record in Circuit Court, Probate Division, for Davidson County, Tennessee in Case No. 12P671, naming Rebecca Lynn Hart as Executrix and Sole Heir at Law.

Being the same property conveyed to Rebecca Lynn Hart, individually by Quitclaim Deed from Rebecca Lynn Hart, in my capacity as Executrix of the Estate of Thomas Eugene Harrison of record in Instrument No. 20130117-0005931 Register's Office for Davidson County, Tennessee, dated January 17, 2013 and recorded on January 17, 2013.

Being the same property conveyed to David C. Risner Trustee by Quitclaim Deed from Rebecca Lynn Hart of record in Instrument No. 20130117-0005932, Register's Office for Davidson County, Tennessee, dated January 17, 2013 and recorded on January 17, 2013.

Being the same property conveyed to Danny Clay Hart and wife, Rebecca Lynn Hart, as tenants by the entireties, by Quitclaim Deed from David C. Risner, Trustee, of record in Instrument No. 20130117-0005932 Register's Office for Davidson County, Tennessee, dated January 17, 2013 and recorded on January 17, 2013.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, 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 506 North 17th Street, Nashville, TN 37206.

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 they are 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 themselves their heirs 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 19th day September, 2025.

Danny Clay Hart

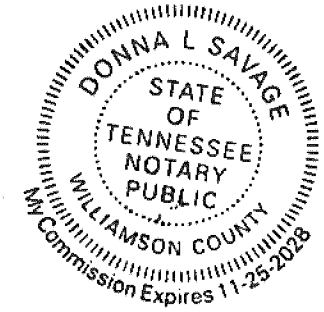
Rebecca Lynn Hart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2025, before me personally appeared Danny Clay Hart and Rebecca Lynn Hart, 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 19th day of September, 2025.

Notary Signature
My commission expires:
11-25-2028



I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 19th day of Sept, 2025

Dated 9/19/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 19th day of Sept, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL