Karen Johnson Davidson County
Batch# 1353211 DEEDWARR
12/03/2025 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $5,731.30
20251203-0095923

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38956-10-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,549,000.00. Christopher Hardin Affiant Subscribed and sworn to before me this 1st day of December, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Hardin, Fielding Hardin 111 Lasalle Court Nashville, TN 37205	Old National Bank 101 Northwest Fourth Evansville, IN 47708	Map and Parcel No.: 13002002500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018 Miller B. Orr Trust ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Christopher Hardin and Fielding Hardin, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Lasalle Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2025.

GRANTOR:

Donald B. Orr, Trustee

Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018, 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, at office, this 30th day of November 2025.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 and 13 of Block 5 on the Plan of Courts of Belle Meade as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald B. Orr, Trustee of the Miller B. Orr Trust dated May 3, 2018, by deed dated March 1, 2021 from Luther Anderson Galyon, IV and Martha W. Galyon, husband and wife, of record in Instrument No. 20210304-0028524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. All matters appearing on the Plan of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.
3. Agreement with Codes Administration for plumbing permit of record in Book 11452, page 709, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 December 1, 2025 (date of document).

Affiant Signature

12/2/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

202512030095923