Karen Johnson Davidson County
Batch # 1364232 DEEDWARR
12/31/2025 02:20:22 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20251231-0104625

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39015-12-2025** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: B-C-25-4407	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2025. Notary Public My Commission Expires: 9/10/26

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Kevin Lavery, Michelle Lavery 4407 Illinois Avenue Nashville, TN 37209	**Send Tax Bills To:** CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	**Tax Information:** Map and Parcel No.: 09112035900

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, **Christopher Hardin and Fielding Hardin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Lavery and Michelle Lavery, 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 4407 Illinois Avenue, Nashville, TN 37209.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs 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, Grantors have executed this instrument on the 29th day of December, 2025.

Christopher Hardin

Fielding Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Hardin and Fielding Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2025.

Notary Public

My Commission Expires:

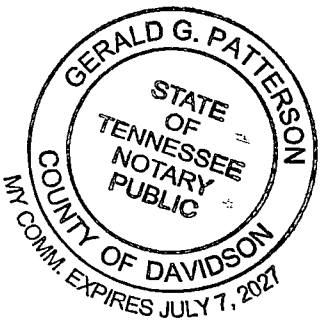


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 314 of Block 43, on the Plan of Plan No. 1 West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Hardin and Fielding Hardin, husband and wife, by deed dated November 19, 2021 from L&S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20211123-0155414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantors and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.