Karen Johnson Davidson County
Batch# 1415787 DEEDWARR
05/05/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260505-0040507

WARRANTY DEED

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Warden-T26-036

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Kirsten Virden
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2026.

(Affix Seal) Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Kendall Mckenzie Warden	First Bank	60-7-45
2936 Lyndale Drive	722 Columbia Ave	
Nashville, TN 37207	Franklin, TN 37064	

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, I/we, **John Halbert and Susan Halbert, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kendall Mckenzie Warden, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Four, Hillhurst Acres, as of record in Book 2331, Page 136, Register's Office for said County.

Said Lot No. 73 fronts 130 feet on the easterly side of Lyndale Drive and extends back 239.8 feet on the northerly line and 219.5 feet on the southerly line, to a deadline in the rear on which it measures 131.6 feet.

Being the same property conveyed to John Halbert and Susan Halbert, a married couple by deed from Ray Douglas Hyde, Jr., a married man, Teresa Hyde Saxon, a married woman, and Charles Ray Hyde, a married man of record in Book 20250513-0037479, recorded on 5/13/2025, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **2936 Lyndale Drive, Nashville, TN 37207**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 1st day of May, 26:

John Halbert

Susan Halbert

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Halbert and Susan Halbert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

I, Kirsten Virden, 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 05/01/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/01/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM