Karen Johnson Davidson County
Batch# 1419428 DEEDWARR
05/12/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260512-0042763



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this ~~8th~~ 7th day of May, 2026.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael R. Hartman, Jr.	**New Owner**	**075-14-0-031.00**
8125 Gordon Lane		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,I,

Jerry M. Franklin, a married man,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R. Hartman, Jr., an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 101 on the Plan of Hermitage Estates of record in Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 101 fronts 77 feet on the westerly side of Gordon Lane and extends back 199 feet on the north line and 177.2 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 110 feet.

Being all of the property conveyed to Jerry M. Franklin, a married man, by Warranty Deed from Tiffany Gayle Wall and Austin Travis Pulley, brother and sister, as sole heirs of Kevin Clay Belcher and Renee Belcher Pulley, of record in Instrument No. 20241218-0098324, dated December 17, 2024, Register's Office for Davidson County, Tennessee. And being all of the property conveyed to Kevin Clay Belcher and Renee Belcher Pulley, as tenants in common, being all of the heirs at law of Earlene Hucks Belcher, by Warranty Deed from Estate of Earlene Hucks Belcher by Kevin Clay Belcher and Renee Belcher, Co-Administrators, of record in Instrument No. 20020521-0062032, Register's Office for Davidson County, Tennessee, dated May 17, 2002. Kevin Clay Belcher having since died June 7, 2024 and through laws of intestacy said property then vested in his sole heir at law: Rene Belcher Pulley. Rene Belcher Pulley, being also known as Carey Renee Pulley, having since died on June 14, 2024. Said property then vested, by laws of intestacy, into Tiffany Gayle Wall and Austin Travis Pulley as the sole heirs of Rene Belcher Pulley a/k/a Carey Renee Pulley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 3300, Pages 70 and 71, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 3403, Page 556, Register's Office for Davidson County, Tennessee.

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d. Sworn Affidavits of record in Instrument No. 20240910-0069643 and Instrument No. 20240910-0069644, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8125 Gordon Lane, Nashville, TN 37076.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

By his signature below, Grantor acknowledges and affirms that this real property was investment only and has never been a marital residence.

Witness my/our hand(s) this 8th TM day of May, 2026.

Jerry M. Franklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid Jerry M. Franklin, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th TM day of May, 2026.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-182**

Certificate of Authenticity

I, Russell J. McCann, 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

5/7/26.

Date

Affiant Signature

May 7, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of May, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-191**