Karen Johnson Davidson County
Batch# 1427459 DEEDWARR
06/03/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260603-0049859

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$319,900.00**. Jennifer Russell **Affiant** Subscribed and sworn to before me, this **22nd day of May, 2026.** **Notary Public** **My commission expires:** _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miranda Vargo **732 Carlyle Place** **Nashville, TN 37211**	New Owner	**119 12 0 092.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Matthew Hectorne and Stephanie Hectorne, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Miranda Vargo**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Battlewood, Section One of record in Plat Book 1835, Page 31, 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 fronts 167.30 feet on the North side of Carlyle Place and extend back 172.41 feet on the East line and 140.42 feet on the Westerly line, to a dead line and measures 75 feet thereon.

Being the same property conveyed to Stephanie Hectorne and Matthew Hectorne, wife and husband by Deed dated January 29, 2021 from Jordan Haynes and Katelyn Haynes, recorded February 9, 2021, in Instrument Number 20210209-0018142, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **732 Carlyle Place, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **22nd day of May, 2026.**

Matthew Hectorne

Stephanie Hectorne

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of May, 2026, before me personally appeared Matthew Hectorne and Stephanie Hectorne, 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 22nd day of May, 2026.

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Danielle Watson, 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 5/22/26.

Date

Affiant Signature

5/22/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029