Karen Johnson Davidson County
Batch# 1440981 DEEDWARR
07/01/2026 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260701-0059577

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-BU-26-1516

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belmont University	**Same as new owner**	
(NAME) **1900 Belmont Blvd**	(NAME)	**104-16-0-302.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL VIVIAN HALLIBURTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELMONT UNIVERSITY, A TENNESSEE NOT FOR PROFIT CORPORTATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 65 on the Plan of Avalyn Place as of record in Plat Book 161, page 150, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby J. Halliburton by Warranty Deed from Francis Ross Jones, a single man and John Ellison Jones, a single man and Shedrick Donnell Jones of record in Book 7400, Page 789, Register's Office for Davidson County, Tennessee, dated November 09, 1987 and recorded on November 11, 1987.

Being the same property conveyed to Bobby J. Halliburton by Quitclaim Deed from Marilyn Halliburton of record in Book 9564, Page 158, Register's Office for Davidson County, Tennessee, dated December 22, 1994 and recorded on January 05, 1995.

Being the same property conveyed to Rachel Vivian Halliburton by Quitclaim Deed from Bobby J. Halliburton of record in Instrument No. 20240111-0002466 Register's Office for Davidson County, Tennessee, dated January 11, 2024 and recorded on January 11, 2024.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1516 Compton Ave, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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(S), 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 the 29TH DAY OF JUNE, 2026.

Rachel Vivian Halliburton

STATE OF ~~TENNESSEE~~ DED VERMONT
COUNTY OF ~~DAVIDSON~~ DED ADDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL VIVIAN HALLIBURTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~30th~~ 29TH DED of June, 2026.

Dianne E Doyle
Notary Public
My Commission Expires: 1-31-2027
(SEAL)

DIANNE E. DOYLE
NOTARY PUBLIC
Comm. # 157.0012583
STATE OF VERMONT

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 6/29/2026 **6/30/2026** (date of document).

Affiant Signature

Date **6/30/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **June**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027