THIS INSTRUMENT PREPARED BY AND RETURN TO: Mari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
RHONDA E. HARDY
2132 Burns St
Nashville, TN 37216

Mail Tax Statements to:
RHONDA E. HARDY
2132 Burns St
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 216493 DEEDWARR
04/11/2019 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $0.18
20190411-0033109

Warranty Deed

File No: 233796

THIS INDENTURE, made and entered into this 23 day of March, 2019, by and between Rhonda E. Hardy, a married woman party of the first part, Rhonda E. Hardy and George Anthony Hardy, wife and husband as tenants by the entirety and party of the second part,

BEING the same premises which William Kee and wife Julia S. Key in deed dated April 5, 1997 and recorded April 7, 1997 in the DAVIDSON County Recorder's Office in Deed Book Volume 10408, page 963, granted and conveyed to Rhonda E. Hardy, the Grantors herein.

WITNESSETH: That for and in consideration of Fifty and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rhonda E. Hardy
RHONDA E. HARDY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rhonda E. Hardy to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that she _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23 day of March, 2019

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 3.8.2021

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rhonda E. Hardy
Affiant

Subscribed and sworn to before me this 23 day of March, 2019.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: 2132 Burns St, Nashville, TN 37216

Exp: 3-8-2021

201904110033109

Exhibit A

File No.: 236472

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:
Being Lot No. 21 on the Map of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the West side of Burns Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property as conveyed from William Kee and wife, Julia S. Kee to Rhonda E. Hardy as set forth in Deed Book 10408 Page 963 dated 04/05/1997, recorded 04/07/1997, DAVIDSON County, TENNESSEE.

Tax ID: 072-11-0-236.00

True Copy Certification

I, Travis Jeffries, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Travis Jeffries
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Travis Jeffries who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020