WARRANTY DEED

Karen Johnson Davidson County
Batch# 327915 DEEDWARR
12/10/2019 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20191210-0127498

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of December, 2019.

NOTARY PUBLIC

My commission expires: 5-17-21

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1191 TOP

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler S. Hendrickson and Chelsea C. Chism	Cardinal Financial Company, LP	
(NAME) 2100 Dearborn Drive	(NAME) 3701 Arco Corporate Drive , Ste 200	095-01-0-005.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Pamela Lee Ball, Successor Trustee, of the Anna Hazelwood Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler S. Hendrickson, an unmarried man, and Chelsea C. Chism, an unmarried woman, as tenants in common with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 78 on the Plan of Donelson Hills Subdivision of record in Plat Book 2331, Page (s) 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southwesterly margin of Dearborn Drive at the corner of Lots Nos. 78 and 79; thence with the line between said lots Southwesterly 111.2 feet to a point; thence Southerly 110 feet to a point in the North margin of Guaranty Drive; thence with the margin of same, Easterly 15.1 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 31.42 feet to a point in the margin of Dearborn Drive; thence with the margin of same Northerly along a curve 170 feet to the beginning.

Being the same property conveyed to Bobby L. Hazelwood and wife Ann M. Hazelwood by Warranty deed from Keith T. Corbett and wife, Bucilla C. Corbett of record in Book 3431, page 397, Register's Office for Davidson County, Tennessee, dated August 23, 1962 and recorded on August 31, 1962. The said Bobby L. Hazelwood is deceased.

Being the same property conveyed to Anna Hazelwood, Trustee of the Anna Hazelwood Trust by Quit Claim deed from Ann Hazelwood a/k/a Anna Hazelwood of record in Instrument No. 20160114-0003847 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 14, 2016. Anna Hazelwood having since died 01/01/19. Pamela Lee Ball has been appointed Successor Trustee of the Anna Hazelwood Trust, by Certificate of Trust dated February 14, 2019.

DESIGNATED as Tax ID: 095-01-0-005.00

This is unimproved ☐ improved ☒ property known as 2100 Dearborn Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this the 9th day of December, 2019.

Anna Hazelwood Trust

BY: Pamela Lee Ball, Successor Trustee

Pamela Lee Ball, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

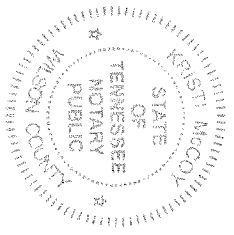
Personally appeared before me, the undersigned authority, notary of the aforesaid county, Pamela Lee Ball with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Successor Trustee of the Anna Hazelwood Trust, the bargainor, and who, being authorized to do so acknowledged she executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 9th day of December, 2019.

Kristi McCoy

Notary Public

My Commission Expires:

3/25/2023



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner COUNTY