THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 370503 DEEDWARR 03/10/2020 02:23:38 PM 2 pgs Fees: $13.00 Taxes: $696.52 20200310-0026899	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $188,250.00 Affiant BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Subscribed and sworn to before me, this day of March, 2020 Notary Public My Commission Expires: 1-3-23

WARRANTY DEED

Address New Owner: Ifeanyi Anyakora 550 Flintlock Ct Nashville, TN 37217	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 135-16-0B-074.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD E. HARDISON, A MARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IFEANYI ANYAKORA, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 74, as shown on the map entitled Woodbridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to RICHARD E. HARDISON, by deed from DAVID GREGORY JACQUIN AND ANDREA JACQUIN, HUSBAND AND WIFE, of record in Instrument No. 20161109-0118597, dated November 7, 2016, said Register's Office.**

Carey Hardison, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **550 Flintlock Ct, Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2020.

Richard E Hardison
RICHARD E. HARDISON

Carey Hardison
CAREY HARDISON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD E. HARDISON AND CAREY HARDISON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of March, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020