Karen Johnson Davidson County
Batch# 419578 DEEDWARR
06/18/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $7,122.50
20200618-0064785

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2020-0361

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis A. Kelly and Jerianna R. Kelly	New Owner	159-16-0-012.00
(NAME)	(NAME)	
125 Woodward Hills Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **Clark Randall Hardman and Valerie Michelle Hardman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis A. Kelly and Jerianna R. Kelly, husband and wife,** 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. 12 on the Plan of Revised Final Plat, Woodward Hills, of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Domus Partners, LLC by Warranty Deed from A. N. Carman and P.A Carman, husband and wife, of record in Instrument No. 20150514-0044425, Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 14, 2015.

Being the same property conveyed to Clark Randall Hardman and Valerie Michelle Hardman, husband and wife by Warranty Deed from Domus Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190306-0020575, Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11643, Page 319, as amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument No. 20000621-0061752, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20000502-0043931, Register's Office for Davidson County, Tennessee. Charter for Woodward Hills Homeowners Association of record in Instrument No. 20000502-0043930, Register's Office for Davidson County, Tennessee. Subject to Right of Way and Wagon Road Easement of record in Book 433, Page 326 and Book 1307, Page 301, Register's Office for Davidson County, Tennessee.

Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 125 Woodward Hills Place, Brentwood, TN 37027
(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/our hand(s) this 15th DAY OF JUNE, 2020.

Clark Randall Hardman

Valerie Michelle Hardman

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal at office, this 15th day of June, 2020.

Notary Public

My commission expires: 7-11-2020

(SEAL)
YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, **Jennifer Pennell**, 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.

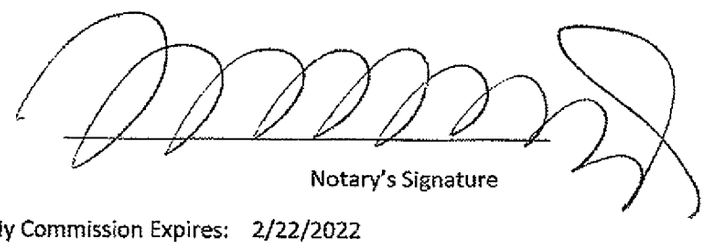


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

