Karen Johnson Davidson County Batch# 528005 DEEDWARR 12/09/2020 10:39:30 AM 3 pgs Fees: $18.00 Taxes: $1,285.75 20201209-0143508	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL GRAHAM CLARK, ET AL	**SAME** New owner	**072-08-0E-001.00-CO**
(NAME) **1433 MCGAVOCK PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SCOTT F. HARDESTY AND WILLIAM E. HARDESTY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RUSSELL GRAHAM CLARK AND EMMA C. CLARK, AS JOINT TENANTS WITH RIGHT 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 Unit No. A on the plan of Declaration Establishing a Horizontal Property Regime for the Townhomes at 1433 McGavock Pike, as shown on Exhibit "B", a Horizontal Property Regime with Private Elements of record in Instrument No. 20200826-0096799, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate property description.

Being part of the same property conveyed to Jason A. Laney and Scott F. Hardesty, both unmarried, from Chester P. Cornett and wife, Patricia A. Cornett, Trustees of the Chester P. Cornett and Patricia A. Cornett Caring Trust and individually, by deed dated March 31, 2005, of record in Instrument No. 20050401-0035645, said Register's Office. Being further conveyed to Scott F. Hardesty and William E. Hardesty, both unmarried, as tenants in common with a right of survivorship, from David P. Webber, Trustee, by Quitclaim Deed dated June 4, 2015, of record in Instrument No. 20150724-0072820, Register's Office for Davidson County, Tennessee.

****This is not the principal residence of either of the grantors.****

See Limited Power of Attorney for William E. Hardesty being recorded simultaneously herewith of record in Instrument No. _____202012090143507_____, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 843, Page 98; Declaration Establishing a Horizontal Property Regime for the Townhomes at 1433 McGavock Pike, as shown on Exhibit "B", a Horizontal Property Regime with Private Elements of record in Instrument No. 20200826-0096799; Easement of record in Instrument No. 20180510-0045018; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1433 MCGAVOCK PIKE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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 our hands this 30th day of November, 2020.

Scott F. Hardesty

SCOTT F. HARDESTY

William E. Hardesty by: Scott F. Hardesty, his attorney in fact

WILLIAM E. HARDESTY
By: Scott F. Hardesty, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott F. Hardesty**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of November, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared **Scott F. Hardesty, Attorney in Fact for William E. Hardesty,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William E. Hardesty, and who acknowledged that he executed the same as the free act and deed of William E. Hardesty.

Witness my hand and official seal at office, this 30th day of November, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024