Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson ac

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Affiant

Subscribed and Sworn before me this ~~2nd~~ 9th ac day of February , 2021.

Notary Public
My commission expires:

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Thomas Christopher Hardy and Darlene A. Hardy ~~135 Hicks Road, Nashville, TN 37221~~ 1018 Doris Ct., Alameda, CA 94501	The same 1018 Doris Ct. Alameda, CA 94501	142-15-0C-135.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary L. Smith, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Christopher Hardy and wife, Darlene A. Hardy,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 135 on the Plan of Breckenridge Condominiums, shown as Exhibits A and B of the Master Deed of record in Book 6808, page 45, as amended in Book 7020, page 848, Register's Office for said County, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described on Exhibits A and B of the Master Deed and By-Laws of record in Book 6808, page 45, as amended in Book 7020, page 848, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property, co—owners and tenants of Breckenridge Condominiums, contained in the aforesaid Master Deed and By—Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gary L Smith, an unmarried man, by deed dated May 21, 2004, from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, DC, of record in Instrument No. 20040607-0067079, said Register's Office.

This is not the principal residence of the grantor

This is improved property known as 135 Hicks Road, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 571503 **DEEDWARR**
02/09/2021 03:07:16 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20210209-0018661

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of February, 2021

Gary L. Smith

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said county and state, Gary L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 1 day of February, 2021.

Notary Signature

My commission expires: 10/27/2024

ASHLEY ROBERTSON
Notary Public, State of Texas
Comm. Expires 10-27-2024
Notary ID 129163518