Bk 36

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $605,500.00.

Affiant

Subscribed and sworn to me on February 19, 2021.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

Karen Johnson Davidson County
Batch# 575190 DEEDWARR
02/22/2021 03:31:43 PM 2 pgs
Fees: $13.00 Taxes: $2,240.35

20210222-0021384

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34217

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Hardesty Elizabeth Girolamo 5632 Hearthstone Lane Brentwood, TN 37027	SAME AS NEW OWNER	-160-11-0-055.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randy Reed Neff and Lucinda E. Neff, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Scott Hardesty and Elizabeth Girolamo, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of The Plan of Hearthstone, Phase 7 of record in Plat Book 6250, Page 935, in the 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 Randy Reed Neff and wife, Lucinda E. Neff by Warranty deed from Joseph Pinter and wife, Bettye J. Lemay Pinter of record in Book 9029, page 772, Register's Office for Davidson County, Tennessee, dated July 28, 1993 and recorded on July 29, 1993. The undersigned Lucinda E. Neff and Lucinda Neff are one and the same person.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
> 2. Taxes for the year 2021, a lien not yet due and payable.
> 3. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 935, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5632 Hearthstone Lane, Brentwood, TN 37027.

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

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 19th day of February, 2021.

Randy Reed Neff

Lucinda E. Neff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 19, 2021, before me personally appeared Randy Reed Neff and Lucinda E. Neff to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 19, 2021.

NOTARY PUBLIC

My Commission Expires: MAY 7, 2024

