Karen Johnson Davidson County
Batch# 590330 DEEDWARR
03/11/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210311-0032448

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this _____ day of March, 2021.

Notary Public

My commission expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joel A. Griffith and Sarah Griffith	New owner	146-10-0-034.00 and 146-09-0-019.00
5049 Kingsview Court		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Carolyn Hardwick and David D. Hardwick, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joel A. Griffith and Sarah Griffith, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Forest Park, of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled a Resubdivision of Reserve Parcel of Treemont as of record in Book 6250, page 895, 896 and 897, of record in Book 6900, page 456, 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 Carolyn Hardwick by Quitclaim Deed from David D. Hardwick of record as Instrument No. 20031201-0172318, said Register's Office; the said David D. Hardwick, spouse of the said Carolyn Hardwick, joins in the execution of this instrument to convey any interest he may have in the subject property, particularly any marital interest. A Power of Attorney authorizing the said Carolyn Hardwick to act and execute on behalf of the said David D. Hardwick being recorded simultaneously herewith.

This is improved property known as **5049 Kingsview Court, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of March, 2021.

Carolyn Hardwick

Carolyn Hardwick

David D Hardwick by Carolyn Hardwick as Attorney in Fact

David D. Hardwick, by Carolyn Hardwick, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Carolyn Hardwick, 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 foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said David D. Hardwick as his attorney in fact.

Witness my hand and official seal this 5th day of March, 2021.

Notary Public
My Commission Expires: 8-21-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000064-528

True Copy Certification

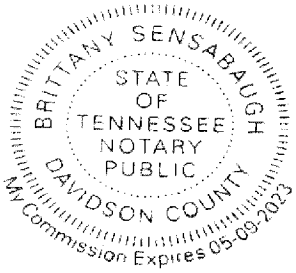
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23