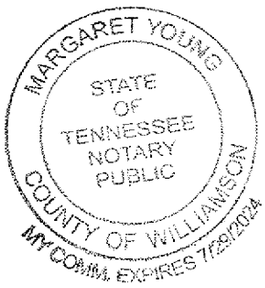
Karen Johnson Davidson County
Batch# 590429 DEEDWARR
03/11/2021 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $909.83
20210311-0032588

34282-5

Box 14

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,900.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Taylor Pearson	New Owner	**164-060-A-028-00.co**
4316 Summercrest Blvd #404		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nathaniel Hartmann and Jennifer Lynn Hartmann, tenants by the entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Dylan Pearson, a single man

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:

BEING Unit No. 28 on the Plan of Autumn Glen, of record in Plat Instrument No. 20020926-0117438 and Master Deed of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Nathaniel Hartmann and Jennifer Lynn Hartmann, tenants by the entireties, by Warranty Deed dated October 30, 2015 from April Johnston, married, of record in Instrument No. 20151104-0112318, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20020926-0117438, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Master Deed establishing a Horizontal Property Regime of Autumn Glen Condominiums, of record in Instrument No 20030909-0143614, amendment to amended and restated Master Deed, of record in Instrument No. 20101229-0103591, said Register's Office.**
3. **Charter of Autumn Glen Homeowners' Association, Inc. of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.**
4. **Easement for Sanitary Sewer and/or Storm Water Mains and Appurtenances of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.**
5. **Access, Amenities and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement, of record in Instrument No. 20161230-0137500, said Register's Office.**
6. **Agreement for Dedication of Easement for Public Utilities Including Sidewalks, of record in Instrument No. 20020828-0104004, said Register's Office.**
7. **Temporary Easement for Ingress/Egress, of record in Instrument No. 20021211-0153095, said Register's Office.**
8. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

This instrument is being executed on behalf of Nathaniel Hartmann and Jennifer Lynn Hartmann, pursuant to a Power of Attorney executed by same on the 3RD **day of** March, **2021, of record in Instrument No.** 202103110032587 **, said Register's Office.**

This is improved property, known as **4316 Summercrest Blvd #404, Antioch, TN 37013**

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 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 **10th** day of **March, 2021.**

Nathaniel Hartmann BY Andrew Wood ATTORNEY IN FACT
Nathaniel Hartmann, by: Andrew Wood, Attorney in Fact

Jennifer Lynn Hartmann BY Andrew Wood ATTORNEY IN FACT
Jennifer Lynn Hartmann, by: Andrew Wood, 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 aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Nathaniel Hartmann and Jennifer Lynn Hartmann,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Nathaniel Hartmann and Jennifer Lynn Hartmann,** for the purpose therein contained, by signing the names of **Nathaniel Hartmann and Jennifer Lynn Hartmann,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **March, 2021.**

Notary Public

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/9/24

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021