This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 15th day of April, 2021.

Notary Public
My commission expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 620289 **DEEDWARR**
04/21/2021 03:13:53 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210421-0053583

WARRANTY DEED

Address of New Owner	Send Tax Bill to:	Tax Information:
Erin Brae Cantrell		042-14-0 060.00
209 Rhine Drive	new Owner	
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. HARDER AND MICHELE K. HARDER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ERIN B. CANTRELL, UNMARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot 77 on the plan of Sherry Heights, Section III, of record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM, the following property was conveyed to the Tennessee Department of Transportation by Deed from John T. Bodily and wife, Donna A. Bodily, of record as instrument number 20010404-0032736, in the Register's Office for Davidson County, Tennessee:

Beginning at a point of the intersection of the existing West margin of I-65 and the West Boundary of the Rose Paul Property, said point of intersection being 167.70 feet left of I-65 proposed centerline station 435−68.98; thence with said boundary South 09 degrees 25 minutes 58 seconds West 147 feet, more or less, to a point, said point being 191.32 feet left of I-65 proposed centerline station 434+24.45; thence with proposed left margin of said road North 03 degrees 16 minutes 03 seconds East 147.98 feet to a point, the said point being 183.28 feet left of the I-65 proposed centerline station 435+72.22, thence with the existing South margin of I-65 Easterly 16 feet, more or less to the point of beginning, containing 1,164 square feet.

Being the same property conveyed to John D. Harder and Michele K. Harder, husband and wife, by deed dated 02/21/2020, from Mike Gilfillian aka Mike Gilfillan, an unmarried man, of record in Instrument No. 20200224-0020235, Register's Office for said County.

Also being the same property conveyed to Mike Gilfillian, by deed dated 01/26/2015, from Westwood Communities, Inc., of record in Instrument No. 20150218-0014055, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 209 Rhine Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTC-21309

Witness my hand this the 15th day of April, 2021.

John D. Harder

Michele K. Harder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Harder and Michele K. Harder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY