Name and Address of New Owner:
David Blake Ferguson
5024 John Hagar Road
Hermitage, TN 37076

Send Tax Bills To:
David Blake Ferguson
5024 John Hagar Road
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 638880 DEEDWARR
05/18/2021 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $185.00
20210518-0067094

This Instrument Prepared By:
Tia Lipscomb
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 147-03-0A-009-00

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, **Brandon Richardson, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Blake Ferguson, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit A-9 of Harding Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-l of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums, of record in Flat Book 5200, Pages 571 & 572, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brandon Richardson, an unmarried man by Deed dated August 3, 2018 from CNK, LLC, a Tennessee Limited Liability Company, recorded August 7, 2018, in Instrument Number 20180807-0077567, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2021.

_____ (SEAL)
Brandon Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2021, before me personally appeared Brandon Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2021.

_____
Notary Signature
My commission expires: 3.25.2025

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

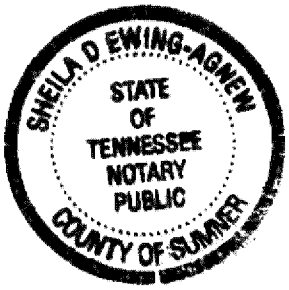
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of May, 2021.



Notary Public
My commission expires: 3.25.2025
File No. 2021-5466-TN

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023