Karen Johnson Davidson County
Batch# 640212 DEEDWARR
05/19/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20210519-0068079

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Ivan Margolis and Lindsey Glueckert Margolis	New Owner	
(NAME)	(NAME)	158-00-0-123.00
6255 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. GREG HARDEMAN AND WIFE, LINDA H. HARDEMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAD IVAN MARGOLIS AND LINDSEY GLUECKERT MARGOLIS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. B. Thomas Subdivision of record in Plat Book 6200, page 990, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that property conveyed to Tennessee Department of Transportation by Warranty Deed of record in Book 11365, page 961, said Register's Office, described as follows:

Beginning at the point of intersection of the existing northwest margin of Sr. 106 and the northeast boundary of the Charles E. Davis, Etux, property, said point of intersection being 40.90 feet left of SR. 106 proposed centerline station 311+31.76; thence with said northeast boundary north 55 degrees, 05 minutes, 40 seconds west 11.10 feet to a point, said point being 52.00 feet left of SR. 106 proposed centerline station 311+31.75; thence with the proposed northwest margin of said road (1) north 34 degrees, 55 minutes, 56 seconds east 193.39 feet (2) having a 11407.16 foot radius curve northeasterly 109.38 feet to a point, said point being 52.00 feet left of SR. 106 proposed centerline station 314+35.07; thence with the southwest boundary of the Stephen A. Marstiller, Etux, property south 50 degrees, 03 minutes, 47 seconds east 11.48 feet to a point, said point being 40.52 feet left of SR.106 proposed centerline station 314+33.96; thence with said existing margin southwesterly 302 feet more or less to the point of beginning, containing 3410 square feet

Being the same property conveyed to Kathy Snider, Trustee by Warranty Deed from Mark D. Sanders and wife, Cindy S. Sanders of record in Instrument No. 20090803-0072412, Register's Office for Davidson County, Tennessee, dated August 03, 2009.

Being the same property conveyed to J. Greg Hardeman and wife, Linda H. Hardeman by Quitclaim deed from Kathy Snider, Trustee of record in Instrument No. 20090803-0072413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6255 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 13 day of May, 2021

J. GREG HARDEMAN

LINDA H. HARDEMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Greg Hardeman and Linda H. Hardeman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May, 2021.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-3-2022

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

