Karen Johnson Davidson County
Batch# 654672 DEEDWARR
06/11/2021 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $6,567.50
20210611-0078803

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

#36169

39-B
File #21-1224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Knapp Bone, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Liana E. Hawes, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5, Block G, on the plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Book 1130, page 72, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michal Craig Bone and Karen Knapp Bone, husband and wife by deed from Thomas C. Fussell and wife, Caprice M. Fussell, dated April 26, 2011, of record in Inst. No. 20110503-0033850, Register's Office for Davidson County, Tennessee. Michael Craig Bone died on August 30, 2017 leaving Karen Knapp Bone as sole tenant by entirety. The Grantor is now married; however, the subject property has not been the residence of her spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 112 Taggart Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Liana E. Hawes
112 Taggart Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
New Owner
112 Taggart Avenue
Nashville, TN 37205

TAX MAP-PARCEL #:
130-05-0-082.00

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2021.

Karen Knapp Bone

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen Knapp Bone , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,775,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2021.

Notary Public

My Commission Expires: 10-2-2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

