Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 657684 DEEDWARR
06/16/2021 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $3,093.20
20210616-0081107

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $836,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. 21-12874

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry C. Hardin, IV and Hannah L. Hardin (NAME)	NEW OWNER (NAME)	105-10-F-1.00 CO
1800A Beech Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dustin Anderson Maske, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry C. Hardin, IV and Hannah L. Hardin, 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 Unit A, together with the appurtenant interest in the common elements of 1800 Beech Avenue Townhomes, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for 1800 Beech Avenue Townhomes, of record in Instrument No.20140514-0041142, amended in Instrument No. 20150121 -0005749, Register's Office for Davidson County, Tennessee, as amended, said unit being depicted on the Plat attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Dustin Anderson Maske, a single person, by Warranty Deed from Q&A Holdings, G.P., a Tennessee general partnership, dated January 30, 2015, recorded February 3, 2015, in Instrument #20150203-0010057, Register's Office of Davidson County, Tennessee.

The said Dustin Anderson Maske in now married to Katherine Shamp Maske.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Instrument #20140514-0041142 and Instrument #20150121-0005749, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument #20140514-0041142 and Instrument #20150121-0005749, Register's Office for Davidson County, Tennessee.

3. Grant of Easement Distribution to Piedmont Natural Gas Company Inc. in Instrument #20140605-0049019, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage Water Mains and appurtenances in Instrument #20140611-0050581, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1800A Beech Avenue, Nashville, TN 37203.

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. Whenever 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 15th day of June, 2021.

Dustin Anderson Maske

Kathrine Shamp Maske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared Dustin Anderson Maske and Kathrine Shamp Maske, 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 15th day of June, 2021.

Notary Signature
My commission expires: 6/22/27

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066