34771-3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 663643 DEEDWARR
06/24/2021 09:41:39 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20210624-0085476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERRI KENNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Erin McLaughlin	LHL	
(NAME)	(NAME)	
1511 Hadley Ave	4004 Hillsboro Pike Ste. 216 B	053 03 0 339.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 34771	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, **MICHAEL HULL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN MARIE MCLAUGHLIN, AN UNMARRIED WOMAN** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at Hadley and Lawrence, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Hadley & Lawrence, a Horizontal Property Regime, of record in Instrument No. 20210512-0063835 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Michael T. Hull, Married, by Warranty Deed from Clark Properties, G.P. A Tennessee General Partnership, of record in Instrument No. 20210408-0046789, in the Register's Office of Davidson County, Tennessee, dated April 06, 2021 and recorded on April 08, 2021.

Being part of the same property conveyed to Clark Properties, GP, by Warranty Deed from Randall Wilson and wife, Teresa A. Wilson, of record in Instrument No. 20161003-0103792, in the Register's Office of Davidson County, Tennessee, dated September 28, 2016 and recorded on October 03, 2016.

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.

This was never the marital residence of the grantor herein named.

unimproved _
This is improved x property, known as 1511 Hadley Ave, Nashville, TN 37138
(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 22nd day of June, 2021

MICHAEL HULL

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 Michael Hull, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2021.

Commission expires:

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

Notary Public