Karen Johnson Davidson County
Batch# 689227 DEEDWARR
08/03/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210803-0104014

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

Vicki Sutton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/22/21

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2279LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Ann Dixon	Pinnacle Bank	
2601 Hillsboro Pike, J13	150 3rd Avenue South #1000	177 03 0B 155.00
Nashville, TN 37212	Nashville, TN 37201	

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 HEREBY ACKNOWLEDGED, WE,

PATRICK HARDIE AND LEIGH ANN HARDIE, AS TENANTS BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH ANN DIXON, 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:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit J-13, Parcel No. 155 of The Villager Condominium Apartments, as of record in Book 5200, Page 154 and Revised in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to certain conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, Page 665, and the By-Laws of record in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Hardie and Leigh Ann Hardie, as tenants by the entireties, by Quitclaim Deed from Patrick Hardie, of record in Instrument No. 20180220-0015982, in the Register's Office of Davidson County County, Tennessee, dated December 29, 2017 and recorded on February 20, 2018.

Being the same property conveyed to Patrick Hardie, an unmarried person, by Warranty Deed from Stephen C. Klasson, married and Charles R. Klasson and wife, Mildred H. Klasson, of record in Book 7355, Page 31, in the Register's Office of Davidson County, Tennessee, dated September 05, 1987 and recorded on September 17, 1987.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is Improved property known as 2601 Hillsboro Pike, J13, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1 day of July, 2021.

Patrick Hardie

Leigh Ann Hardie

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PATRICK HARDIE AND LEIGH ANN HARDIE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Nashville, Tennessee, this 1 day of July, 2021.

Notary Public

My Commission Expires: 01-28-2024

SARAH MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/2021.

Affiant
Date: 8/2/2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2nd day of August, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024