WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5·2·22

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-KJ-21-998

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 710174 **DEEDWARR**
09/03/2021 02:15:53 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210903-0119028

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Katherine Hardy Jonas and Kyle Michael Jonas	**New Owner**	
(NAME)	(NAME)	**084-05-0-063.00**
998 Shadow Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALLER C. HARDY, III AND VICTORIA G. HARDY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE HARDY JONAS AND KYLE MICHAEL JONAS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 80-A, on the Plan of the unrecorded plan of Rose Estates, and described according to a survey made by J. L. Murphy, Jr., Surveyor, dated September 21, 1966, as follows:

Beginning at the concrete monument in the westerly margin of Shadow Lane, at the southeast corner of Lot #80 on the Plan of Section 1, Rose Estates, as of record in Book 3600, Page 37, Register's Office: and thence with the margin of said Lane, extended Southerly along a slight curve, 70 feet to a concrete monument; and continuing with said Lane extended, South 18.14 feet to a point, thence leaving said Lane, North 68 degrees 08 minutes, West 173.17 ft. to a point in the Easterly line of Lot #25; thence with the Easterly line of part of Lots 25 & 24 on said plan; thence with the Southerly line of Lot 80, South 69 degrees. 12 seconds, East. 167.2 ft. to the beginning.

Being the same property conveyed to Waller C. Hardy, III and Victoria G. Hardy, husband and wife by Warranty deed from James Anthony King and Robert Glenn King of record in Instrument No. 20201020-0122333 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 20, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **998 Shadow Lane, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF AUGUST, 2021.

Waller C. Hardy, III by Laura Mitchell, Attorney-In-Fact

Victoria G. Hardy by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WALLER C. HARDY, III AND VICTORIA G. HARDY, and who acknowledged he/she/they executed the same as the free act and deed of the said WALLER C. HARDY, III AND VICTORIA G. HARDY.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212