WARRANTY DEED

Karen Johnson Davidson County
Batch# 730094 DEEDWARR
10/05/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,020.20
20211005-0133574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $546,000.00

Donald J Conard
AFFIANT

Subscribed and sworn to before me this the 30th day of September, 2021.

Kristi McCoy
NOTARY PUBLIC

My commission expires:

3/25/2023

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1220 CONARD

ADDRESS NEW OWNER(S) AS FOLLOWS: Donald J. Conard	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 110 31st Ave North 805	(NAME)	104-02-4C-089.00-CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **I, Margaret Bren Hardison, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald J. Conard, unmarried**, 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 805, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 2009-0512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 18, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Carter L. Hardison and wife, Margaret B. Hardison by Special Warranty deed from West End Partners LLC, a Tennessee limited liability company of record in Instrument No. 20091217-0115065 Register's Office for Davidson County, Tennessee, dated December 17, 2009 and recorded on December 17, 2009.

Being the same property conveyed to Margaret Bren Hardison by Quitclaim deed from Carter L. Hardison of record in Instrument No. 20191106-0114782 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 06, 2019..

DESIGNATED as Tax ID: 104-02-4C-089.00-CO

This is unimproved ☐ improved ☒ property known as 110 31st Ave North 805, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 30th day of September, 2021.

Margaret Bren Hardison

Margaret Bren Hardison

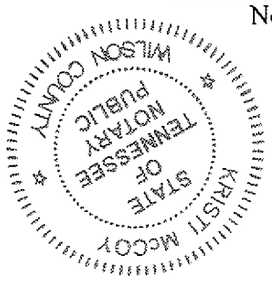
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Margaret Bren Hardison**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 30th day of September, 2021.

Notary Public

My Commission Expires:

3/25/2023



Certificate of Authenticity

I, **Kristi McCoy**, do hereby make oath that I am a licensed attorney and/or the 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 **September 30, 2021**

Kristi McCoy 9/30/21

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **September 30, 2021.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

