**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 21093736**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 744782 **DEEDWARR**
10/27/2021 11:43:57 AM 2 pgs
Fees: $13.00 Taxes: $2,856.40

20211027-0144367

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $772,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2021.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Margaret Bren Hardison<br>500 Acklen Park Drive Unit A<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>104-01-4F-001.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Bren Hardison an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 500 Acklen Park Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 500 Acklen Park Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200911-0104110, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to HARRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RUTH HUGGINS LOWNEY, of record in Instrument No. 20200227-0021840, dated February 18, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 202 1 and subsequent years for Map-Par. 104-01-4F-001.00-CO.

Matters shown on the Plan of record in Plat Book 2330, page 165, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200911-0104110, said Register's Office.

This is improved property located at 500 Acklen Park Drive Unit A Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of October, 2021.

Harris Properties, LLC

Ryan Dieck, Authorized Agent

By Ryan Dieck, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of Harris Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand, at office, this 25th day of October, 2021.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022