THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12271-BW

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

Karen Johnson Davidson County
Batch# 746289 **DEEDWARR**
10/28/2021 03:29:37 PM 2 pgs
Fees: $13.00 Taxes: $2,190.40

20211028-0145175

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 592,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Hartmann and Taryn Mary Boucher	new owners	MAP
1728 Stokes Lane		PARCEL 117-07-0-055.00
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, **Mary C. Richardson, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc Hartmann and Taryn Mary Boucher, Husband and Wife**

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 the westerly 1/2 of Lot No. 11 on the Plan of Zone-Lot Division Lot 11, Walter Stokes Homeplace, as of record in Book 5190, Page 671, (which amends Lot No. 11, Block "A", Book 974, Page 92), Register's Office for Davidson County, Tennessee, as follows:

Said westerly 1/2 of Lot No. 11 fronts 50.0 feet on the north margin of Stokes Avenue and extends back between parallel lines 205.04 feet (with the easterly line of Lot No. 10 and the west line of the easterly 1/2 of said Lot No. 11) to a dead line in the rear.

Being the same property conveyed to Mary C. Richardson and James W. Richardson, as joint tenants with the right of survivorship by Warranty deed from Hadley C. Stack, unmarried of record in Instrument No. 20150722-0071956 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 22, 2015

Being the same property conveyed to Mary C. Richardson, unmarried by Quitclaim deed from James W. Richardson of record in Instrument No. 20160311-0023293 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 11, 2016.

Nicholas A. Deidiker joins in this conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1728 Stokes Lane, Nashville, TN 37215.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RES-21-1728

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 _____ hand( ) this the 12th day of October, 2021.

Mary C. Richardson

Nicholas A. Deidiker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary C. Richardson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of October, 2021.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicholas A. Deidiker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of October, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY