Karen Johnson Davidson County
Batch# 766598 DEEDWARR
12/03/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20211203-0160426

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138299** Andrew Suzore State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $431,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires: May 7, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary T. Malone 5108 Vineyard Point Hermitage TN 37076	Mortgage Investors Group 8320 E. Walker Springs Lane Suite 208 Knoxville TN 37923	Tax Parcel ID No. 098-13-0B-014.00 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, **Adam M. Harthcock and Jessica A. Harthcock, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zachary T. Malone, an unmarried man**, ("Grantee"), his 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 Lot(s) 14, as shown on the map entitled Newport, a Planned Unit Development, of record in Plat Book 9700, page 568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM M. HARTHCOCK and JESSICA A. HARTHCOCK, HUSBAND AND WIFE, by deed from WILLARD G. HACKETT, of record in Instrument No. 20120928-0088701 , dated September 14, 2012 , 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 2021 and subsequent years for Map-Par. 098-13-0B-014.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 568, 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 Book 10778, page 1, said Register's Office.

This is improved property located at 5108 Vineyard Point Hermitage TN 37076

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 30th day of November, 2021.

Adam M. Harthcock

Jessica A. Harthcock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam M. Harthcock and Jessica A. Harthcock, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 November 30, 2021 (date of document).

Affiant Signature

December 1, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

