Karen Johnson Davidson County
Batch# 770466 DEEDWARR
12/09/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20211209-0163084

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $724,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/03/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4821

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew H. Mills and Amy Richardson	Attn: SWBC Mortgage	072-08-0E-002.00CO
2311 Hidden Terrace Court	9311 San Pedro #100	
Nashville, TN 37216	San Antonio TX, 78216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert Brandon McDonald, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew H. Mills and Amy Richardson, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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 "B" on the Plan of The Townhomes at 1433 McGavock Pike, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes at 1433 McGavock Pike, a Horizontal Property Regime with Private Elements of Record in Instrument No. 20200826-0096799, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

TOGETHER WITH a beneficial interest in that certain Easement for Ingress/Egress of record in Instrument No. 20180510-0045018, said Register's Office.

Being a portion of the same property conveyed to Jason A. Laney and Scott F. Hardesty, both unmarried by Warranty deed from Chester P. Cornett and wife, Patricia A. Cornett, Trustees of the Chester P. Cornett and Patricia A. Cornett Caring trust and Individually of record in Instrument No. 20050401-0035645 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

Being a portion of the same property conveyed to David P. Webber by Quit Claim deed from Jason A. Lanery and Scott F. Hardesty of record in Instrument No. 20150724-0072820 Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on July 24, 2015.

Being the same property conveyed to Robert Brandon McDonald by Warranty deed from Scott F. Hardesty, married, and William E. Hardesty, unmarried of record in Instrument No. 20210212-0020281 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 12, 2021. Being also known as 2311 Hidden Terrace Court B Nashville, Tennessee 37216. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2311 Hidden Terrace Court Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 3, 2021.

Robert Brandon McDonald

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert Brandon McDonald, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 3, 2021.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4821

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 3, 2021.

J. Carlton Drumwright

December 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 3, 2021.

Notary

My Commission Expires: 12/18/22

