WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company, Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claire Drowota	New Owner	11813009400
(NAME)	(NAME)	
3613 Doge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 774912 **DEEDWARR**
12/16/2021 11:34:20 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20211216-0166382

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, I **Heather Hargis, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Claire Drowota, unmarried**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 14 on the Map of Section Two, Leawell, as of record in Book 2083, Page 56, Register's Office for Davidson County, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Heather Hargis, an unmarried woman by Warranty Deed from James Parrish, III, and Mari-Etta Parrish, husband and wife, dated 06/12/2015 and recorded 06/25/2015, of record in Instrument 201506250061370, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3613 Doge Court, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15 day of December 2021.

Heather Hargis

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 Heather Hargis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15 day of December, 2021.

Notary Public:
My Commission Expires: 8/10/25

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

