Karen Johnson Davidson County
Batch# 785083 DEEDWARR
01/05/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220105-0002212



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2021.

Notary Public

My commission expires: 5-9-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emilie Rose Lico and David Thacker	New Owners	**083-04-1C-001.00-CO**
1321 Harwood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jennifer N. Rimer and Jasper Groot, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Emilie Rose Lico and David Thacker, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1321 Harwood Drive Townhomes, A Horizontal Property Regime With Private Elements of record as Instrument No. 20180123-0007046 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer N. Rimer, a single woman, by Warranty deed from Alan Miller, an unmarried man, of record in Instrument No. 20190524-0049311 Register's Office for Davidson County, Tennessee, dated May 21, 2019 and recorded on May 24, 2019.

This is improved property known as **1321 Harwood Drive, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of December, 2021.

Jennifer N. Rimer

Jasper Groot

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, Jennifer N. Rimer and Jasper Groot, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of December, 2021.

Notary Public

My Commission Expires: 9/14/25



Lenders Title File No. 21-000815-525

SP 11/2015

I, Emily Prophet, 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 12-30-21 (date of document).

Affiant Signature

12-30-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

