WARRANTY DEED

Karen Johnson Davidson County
Batch# 793634 DEEDWARR
01/20/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220120-0007836

MJ-CPP-21-109

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Miller Owen	**NEW OWNER**	
(NAME)	(NAME)	**155-03-0A-024.00-CO**
109 Rolling River Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LYDIA I. HARDY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL MILLER OWEN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of Rolling River Estates, Section 1, as of record in Plat Book 4860, Page 27, 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 Richard H. Hardy and wife, Lydia I. Hardy by Warranty deed from Leader Federal Savings and Loan Association of record in Book 7868, page 392, Register's Office for Davidson County, Tennessee, dated June 09, 1989 and recorded on June 20, 1989 and re-recorded on June 20, 1989 in Book 7906 and Page 622.

Said Richard H. Hardy having since died, leaving Lydia I. Hardy as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4788, Page 950, amended in Book 4871, Page 640, Book 4892, Page 689 and Supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5855, Page 605, Book 5917, Page 310, Book 5969, Page 156 and Book 6298, Page 934, Register's Office for Davidson County, Tennessee.
- By-Laws for Rolling River Estates, Inc. of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.
- Charter for Rolling River Estates Inc. of record in Book 4892, Page 671, as amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas, open space, etc. to Rolling River Estates, Inc. of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.
- Grant of Sewer Line Easement of record in Book 10766, Page 44, in the Register's Office for Davidson County, Tennessee.
- Deed and Right of Way Easements to Metropolitan Government in of record in Book 8421, Page 981, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Rolling River Ct, Nashville, Tennessee 37221**.

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), their heirs and 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), 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/our hand(s) this the 12 DAY OF JANUARY, 2022.

Lydia I. Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYDIA I. HARDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Megan Millirap, 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 1.12.22.

Date

Affiant Signature

1.12.22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of January, 2022.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY