Karen Johnson Davidson County
Batch# 798884 DEEDWARR
02/02/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20220202-0012230

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238906**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Sumner The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this ~~21st~~ 24th day of January, 2022. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Nathan Ledford and Shelby Nicole Jones 1550 Hamden Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 06 0A 007.00

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, **Joseph Craig Harwell and Abby Elizabeth Fielder now known as Abby Harwell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Ledford and Shelby Nicole Jones, As Tenants In Common With Right Of Survivorship**, ("Grantees"), its 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 Unit 7 on the plan of Oakhill Townhomes, Phase One, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph Craig Harwell, an unmarried man and Abby Elizabeth Fielder, an unmarried woman as joint tenants with right of survivorship, by Warranty Deed from Jeremy Davis, married, of record in Instrument No. 20160126-0007221, in the Register's Office of Davidson County, Tennessee, dated January 21, 2016 and recorded on January 26, 2016. Abby Elizabeth Fielder having since married and is now known as Abby Harwell.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070614-0071397.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188.

This is improved property located at 1550 Hamden Drive Nashville TN 37211

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 21st day of January, 2022.

J. Craig Harwell
Joseph Craig Harwell

Abby Harwell
Abby Elizabeth Fielder now known as Abby Harwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Craig Harwell and Abby Elizabeth Fielder now known as Abby Harwell, 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 21st day of January, 2022.

Notary Public
My Commission Expires: _____

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

Certificate of Authenticity

I, Katie Smith, 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 1/21/22.

Date

KS

Affiant Signature

1/21/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of January, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

