Karen Johnson Davidson County
Batch# 805176 DEEDWARR
02/14/2022 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220214-0017074

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-62

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

K A. H

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of February, 2022

Notary Public

Commission Expires: 4/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexander Hartfelder 5710 Amalie Drive Nashville, TN 37211	LoanDepot.com, LLC 26642 Towne Centre Dr Foothill Ranch, CA 92610	161-11-0F-011.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Taylor Brasel, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Hartfelder, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, 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 No. 11, on the Plan of Condominium Plat, Townhomes of Brentwood, as established by the Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 11629, Page 850; as amended in Instrument No. 20000215-0015334; Instrument No. 20010626-0067542; and Instrument No. 20020205-0015877, and as shown on the plan of record in Book 9700, Page 990, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Taylor Brasel, an unmarried woman, by Warranty Deed from Craig E. Stewart, and Tracy Stewart, husband and wife, of record in Instrument No. 20210517-0066451 Register's Office for Davidson County, Tennessee, dated May 11, 2021 and recorded on May 17, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5710 Amalie Drive, Nashville, TN 37211

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 2nd day of February, 2022.

Taylor Brasel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of February, 2022.



Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Kris Grammares, do hereby make oath that I am 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 February 2, 2022.

K. G

Affiant Signature

February 2, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025