Karen Johnson Davidson County
Batch# 815500 DEEDWARR
03/04/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220304-0024934

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139312

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2022.

Notary Public
My Commission Expires: 9/20/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cassandra Bodytko 538B Moore Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-0T-002.00 CO

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, **Todd J. Hartley and Laura R. Hartley, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cassandra M. Bodytko, an unmarried woman,** ("Grantee"), her 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 B on the plan of Homes at 538 Moore Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 538 Moore Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141211-0113686, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to TODD J. HARTLEY AND LAURA R. HARTLEY, HUSBAND AND WIFE, by deed from BARBARA STACKHOUSE AND KEVIN STACKHOUSE, WIFE AND HUSBAND, of record in Instrument No. 20150810-0079493, dated July 31, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-07-0T-002.00 CO.

Matters shown on the Plan of record in Plat Book 137, page 91, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141211-0113686 and amended in Instrument No. 20150630-0062750, said Register's Office.

This is improved property located at 538B Moore Avenue Nashville TN 37203

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 22nd day of February, 2022.

Todd J. Hartley

Laura R. Hartley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd J. Hartley and Laura R. Hartley, 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 22nd day of February, 2022.

Notary Public

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

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 22, 2022.

J. Carlton Drumwright

February 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 22, 2022.

Notary

My Commission Expires: 12/18/22

