WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 413,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2022.

Notary Public

COMMISSION EXPIRES: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 825725 **DEEDWARR**
03/21/2022 02:33:01 PM 2 pgs
Fees: $13.00 Taxes: $1,528.10

20220321-0032341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madeleine V. Hendrix	new owner	075-09-0-003
(NAME)	(NAME)	
3918 Plantation Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **William Thomas Ward and Laura Nakshian Ward, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeleine V. Hendrix, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 567, Section Five Hermitage Hills, as shown on plat of record in Plat Book 3300, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point on the Northerly margin of Plantation Drive at the common front corners of Lots 567 and 566; thence in a Northerly direction along the line between said two lots 130 feet to a point; thence Westwardly 123.66 feet to a point in the Easterly margin of Bonnahurst Drive; thence Southwardly along said margin of said drive, 105 feet to a point at the beginning of a curve; thence Southeastwardly around said curve, 39.27 feet to a point in the Northerly margin of Plantation Drive; thence Eastwardly along said margin of said drive, 98.66 feet to the point of beginning.

Being the same property conveyed to William Thomas Ward and Laura Nakshian Ward, husband and wife, by Warranty Deed from McCauley Gray, III, an unmarried man, dated 03/13/2020 and recorded 03/16/2020 in Instrument Number 202003160028898 in the Register's Office for Davidson County, Tennessee.

Nathan Ward executes this instrument as Attorney in Fact on behalf of William Thomas Ward and Laura Nakshian Ward pursuant to the Power of Attorney recorded in Instrument No. 20220307-0025635 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3918 Plantation Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 5534-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do 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, successors 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 our hands this 14th day of March, 2022.

William Thomas Ward by Nate Ward, Attorney-In-Fact
William Thomas Ward
by Nathan Ward, Attorney-In-Fact

Laura Nakshian Ward by Nate Ward, Attorney-In-Fact
Laura Nakshian Ward
by Nathan Ward, Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nathan Ward with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named William Thomas Ward and Laura Nakshian Ward and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 14th day of March, 2022

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Return to:
[illegible] Title and Escrow, LLC
[illegible]12 21st Avenue South
[illegible]ville, TN 37212
File No. YC 22 3918