(1)

Karen Johnson Davidson County
Batch# 825930 DEEDWARR
03/22/2022 10:03:40 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20220322-0032626

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, TN 38401

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Susan Hart, married**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **John K. Bain, a single man,** SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

LAND in Davidson County, Tennessee, being all of Unit No. 227, Northcrest*, Phases One & Two, a horizontal property regime with private elements as described in Exhibit "A", to the Declaration of covenants, conditions and restrictions for Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

*Commons

Being the same property conveyed to Susan Hart from Russell E. Hart by Quitclaim Deed dated October 9, 2019 of record in Instrument No. 20191011-0104350, Register's Office of Davidson County, Tennessee. Furthermore, being the same property conveyed to Russell Hart and Susan Hart, husband and wife, by deed from Saddlebrook, Inc., a Tennessee Corporation, of record Instrument No. 20060217-0019297, Register's Office Davidson County, Tennessee.

Map & Parcel 147-12-0A-227.00

Property Address: 227 Northcrest Commons Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Russell E. Hart, husband, by and through Susan Hart, Attorney in Fact, as recorded in Instrument #20191011-0104349, Register's Office of Davidson County, Tennessee, of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest she may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 18 day of **March, 2022.**

Susan Hart

Susan Hart

Russell E Hart by Susan Hart in Fact attorney

Russell E. Hart, by: Susan Hart, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Susan Hart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18 day of **March, 2022.**

Notary Public

My commission expires:
11/25/26

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Susan Hart, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact of the maker, Russell E. Hart, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 18 day of **March, 2022.**

Notary Public

My commission expires:
11/25/26

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $307,000.00.

Affiant

Subscribed and sworn to before me, this ____ day of **March, 2022.**

Taylor Hubbard
Notary Public

My Commission expires:

NEW PROPERTY OWNERS:
John K. Bain

227 Northcrest Commons Circle

Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
new owner