398

Karen Johnson Davidson County
Batch# 837458 DEEDWARR
04/08/2022 02:21:04 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220408-0041445

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1486

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of April, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Parker 1128 Lady Nashville Drive Hermitage, TN 37076	CapStar Bank 2002 Richard Jone Rd #300A Nashville, TN 37215	076-01-0D-017.00-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, Davis S. DiNardo DD ~~Davis S. Dinardo~~, **single man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Parker, a single woman

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 all of Lot No. 17, on the Plan of Final Plat of Heritage Hills, Phase 3 (Planned Unit Development) according to plat and survey appearing of record in Instrument No. 20171004-0102057, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Davis S Dinardo, single man by Warranty Deed from Ole South Properties, Inc, a Tennessee Corporation, of record in Instrument No. 20180906-0088294 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 6, 2018.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1128 Lady Nashville Drive, Hermitage, TN 37076

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: 1128 Lady Nashville Drive, Hermitage, TN 37076

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 6th day of April, 2022.

Davis S. ~~Dinardo~~ DiNardo DD

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of April, 2022, before me personally appeared Davis S. ~~Dinardo~~ DiNardo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON