WARRANTY DEED

Karen Johnson Davidson County
Batch# 844136 DEEDWARR
04/22/2022 10:05:56 AM 2 pgs
Fees: $13.00 Taxes: $2,175.60

20220422-0046669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF April, 2022.

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Hardin and John W. Hardin	New Owner	
(NAME)	(NAME)	146 16 0 154.00
5205 Smartt Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MAYNE E. THIELE AND ELISA THIELE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA L. HARDIN AND JOHN W. HARDIN, WIFE AND HUSBAND,** 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:

Being Lot No. 956, Plan of Brentwood Hall, Section IX, as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mayne E. Thiele, An Unmarried Man, by Warranty Deed from A. C. Boysen, and wife, Majorie E. Boysen, of record in Instrument No. 20080130-0009700, in the Register's Office of Davidson County, Tennessee, dated January 25, 2008 and recorded on January 30, 2008.

Being the same property conveyed Amy Cross Nance, Trustee, by Quitclaim Deed from Mayne E. Thiele, and also conveyed from Amy Cross Nance, Trustee, to Mayne E. Thiele and wife, Elisa Thiele of record in Instrument No. 20200605-0057909, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020 and recorded on June 05, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5205 Smartt Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 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 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 my hand this 18 day of April, 2022.

MAYNE E. THIELE

ELISA THIELE

STATE OF TENNESSEE
COUNTY OF Knox.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mayne E. Thiele and Elisa Thiele, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2022.

Commission expires:

My Commission Expires 8/31/2024

Notary Public

WEAM JOSEPH MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY