Karen Johnson Davidson County
Batch# 847351 DEEDWARR
04/28/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20220428-0049429

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Thomas E. Noonan, Jr. et ux
928 Robertson Academy Rd.
Nashville, TN 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

MAP AND PARCEL

#12013005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven Currey Hartman, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Thomas E. Noonan, Jr. and Peggy T. Noonan, husband and wife**, 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 part of **Lot 8 on the Plan of Subdivision of Ben F. Turbeville Estate**, as of record in Plat Book 547, page 143, Register's Office for Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, November 29, 1955, as follows:

Beginning at a point in the northerly margin of Currey Road, said point being 115 feet westerly from the common front corner of Lot Nos. 8 and 13, on said Plan; thence, northerly 216 feet to a point in the line between Lot Nos. 7 and 8 on said Plan, said point being 115 feet westerly from the common rear corner of said Lot Nos. 8 and 13; thence, westerly with the line between said Lot Nos. 7 and 8, 156.5 feet to a point in said line; thence, southerly 216 feet, more or less, to a point in the northerly margin of Currey Road, said point being 238 feet westerly from the common corner of said Lot Nos. 8 and 13, thence easterly with the northerly margin of Currey Road, 123 feet to the point of beginning.

Being the same property conveyed to Steven Currey Hartman, an unmarried man, by Warranty Deed dated March 7, 2003, from Claude E. Hartman and wife, Martha G. Hartman, of record in Instrument No. 20030310-0031073, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **956 Currey Road, Nashville, Tennessee 37217-2721.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their

heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Connie Hartman, the wife of Steven Currey Hartman, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS our hands this the **20th** day of **April, 2022**.

Steven Currey Hartman

Connie Hartman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven Currey Hartman and Connie Hartman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of April, 2022.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of April, 2022.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

File No. 22036957

Electronic Document Certification

I, **Lisa D. Turner**, 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 April 20, 2022.

Lisa D. Turner

Lisa D. Turner

Date: 4-22-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 22nd day of April, 2022.

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 22nd day of April, 2022.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY