Karen Johnson Davidson County
Batch# 862184 DEEDWARR
05/25/2022 09:40:36 AM 2 pgs
Fees: $13.00 Taxes: $2,612.20
20220525-0060470

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $706,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

File No. EM-22-2467

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Jenkins and Jonathan Daniel Hooks	Legacy Home Loans	
(NAME)	(NAME)	
918A Curdwood Boulevard		061-10-0B-002.00-CO
(ADDRESS)	(ADDRESS) 4004 Hillsboro Pike Suite 216B	
Nashville, TN 37216	Nashville, TN 37215	
(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, I/we, **Jacob A. Hartsfield, V and Kristen E. Hartsfield, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandria Jenkins, an unmarried woman and Jonathan Daniel Hooks, an unmarried man, joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 918B established by the Declaration of Covenants, Conditions and Restrictions for 918 Curdwood Blvd, a Horizontal Property Regime, and corrected by Scrivener' s Affidavit and Certification of Correction recorded in Instrument No. 20160208-0012089, with Private Elements of record as Instrument 20160203-0010705, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Jacob A. Hartsfield, V and Kristen E. Hartsfield, husband and wife by Warranty deed from Gordon Thompson, a married person and Preston Lohmeyer, a married person of record in Instrument No. 20171108-0114895 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 08, 2017.

This is property more commonly known as 918A Curdwood Boulevard, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of May, 2022.

Jacob A. Hartsfield, V

Kristen E. Hartsfield by Jacob A. Hartsfield, V
Attorney in Fact. as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared Jacob A.Hartsfield, V, 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 24th day of May, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jacob A. Hartsfield ,V, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Kristen E. Hartsfield, and that this instrument was executed on behalf of the said Kristen E. Hartsfield for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No 20220525-0060469 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24th day of May, 2022.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024