BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 862228 DEEDWARR
05/25/2022 10:07:36 AM 2 pgs
Fees: $13.00 Taxes: $3,144.63

20220525-0060540

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

CHRISTINA HIGGINS STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(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
Austin Watson and Jennifer Guardino	**SAME**	
(NAME) 610 Fordomatic Drive	(NAME)	090-11-0H-002.00CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **GREG HARDEMAN, TRUSTEE OF THE 608 FORDOMATIC DRIVE TRUST U/A/D JUNE 4, 2021**, HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN WATSON AND JENNIFER GUARDINO, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 608 Fordomatic Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210622-0083817 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Greg Hardeman, Trustee of the 608 Fordomatic Drive Trust U/A/D June 4, 2021, by Warranty Deed from Raymond Talmadge Fortner, married, Betty Fortner Tyree, unmarried, Pam Fortner Martin, married and Elbert Steven Fortner, unmarried, of record in Instrument No. 20210611-0078878, Register's Office for Davidson County, Tennessee, dated June 10, 2021.

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 610 Fordomatic Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24 day of May, 2022

THE 608 FORDOMATIC DRIVE TRUST U/A/D JUNE 4, 2021

BY: GREG HARDEMAN, TRUSTEE

BY: _____

MICHAEL ELLIOTT, AS AUTHORIZED AGENT

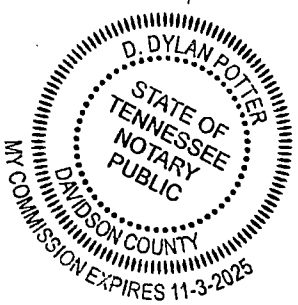
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael Elliott, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of The 608 Fordomatic Drive Trust U/A/D June 4, 2021, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of The 608 Fordomatic Drive Trust U/A/D June 4, 2021 by himself as Authorized Agent.

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

Commission expires:



_____
Notary Public