Karen Johnson Davidson County
Batch# 864277 DEEDWARR
05/27/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $926.49
20220527-0061774

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,404.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarah E. Harrison	LoanDepot.com, LLC	Parcel ID: 142150D01000CO
(NAME) 404 Sunvalley West	(NAME) 26642 Towne Centre Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Gardner, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Harrison, an unmarried 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 Lot No. 10, Sun Valley Townhomes, as shown on plat of record in Plat Book 6900, Page 519, 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 Brian Gardner by Warranty Deed from Andrew Deal, an unmarried man, dated July 11, 2016 and recorded July 18, 2016 in Instrument 20160718-0073347, in the Register's Office for Davidson County, Tennessee.
The subject property is not the primary residence of the Grantor, nor their spouses or any dependants.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 404 Sunvalley West, Nashville, TN 37221

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 our hands this 18 day of MAY, 2022

Brian Gardner

STATE OF Kentucky

COUNTY OF FAYETTE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brian Gardner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 6-5-22

(SEAL)

Shannon K. Eads
Notary Public, ID No. 602366
State at Large, Kentucky
My Commission Expires on June 5, 2022

Certificate of Authenticity

I, Jamika Jones, 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 5/18/2022.

Date

Jamika Jones
Affiant Signature

05/24/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205270061774