WARRANTY DEED

Karen Johnson Davidson County
Batch# 888152 DEEDWARR
07/13/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220713-0080515

File #22-MP-14346-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mona Charlotte Elisabeth King	**New Owner**	
(NAME)	(NAME)	**173-15-0-002.00**
14344 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SABRINA DERMO HARTLEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONA CHARLOTTE ELISABETH KING, AN UNMARRIED WOMAN, AND VICTORIA D. FIELDS, A MARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land, lying and being in the 31st Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee, identified as the Baker Tract (Parcel 84) on the Final Plat of Hidden Creek, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found in the Eastern right-of-way margin of Old Hickory Boulevard West of its intersection with Bending Creek Drive (Plat Book 11700, Page 27, R.O.D.C.) and running then South 81 degrees 43 minutes 16 seconds East 146.98 feet to an iron pin in the line of Martha E. Huffman (Deed Book 6280 Page 799, R.O.D.C.); thence with said line North 04 degrees 15 minutes 19 seconds East 50.82 feet to an iron pin, thence North 08 degrees 50 minutes 58 seconds East 102.77 feet to a point; thence North 85 degrees 33 minutes 23 seconds West 154.14 feet to a point on the Eastern right-of-way margin for Old Hickory Boulevard; thence with said right-of-way margin South 04 degrees 59 minutes 18 seconds West 88.49 feet to a point; thence South 03 degrees 48 minutes 57 seconds West 55.64 feet to an iron pin, the point of beginning, containing 20,737 square feet or .48 acre, more or less.

Being the same property conveyed to Jeffrey Andrew Wells and Monica D. Wells, Trustees of The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019 by Warranty deed from William R. Huffman and Janet B. Huffman, husband and wife of record in Instrument No. 20220509-0052916, in the Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 09, 2022.

Further being the same property conveyed to Sabrina Dermo Hartley, a married woman, by Quitclaim Deed from Jeffrey Andrew Wells, Trustee of The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust dated April 24, 2019, of record in Instrument No. _____202207130080513_____, in the Register's Office for Davidson County, Tennessee. Daniel Estes Hartley, Jr., spouse of the said Sabrina Dermo Hartley, does hereby join in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to:
* Taxes for the year 2022, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 6050, Page 353 and Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee.
* Easement Agreement of record in Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement of record in Instrument Number 20070426-0049668, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument Number 20070426-0049628, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **14346 Old Hickory Boulevard, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th day of July, 2022.

Sabrina Dermo Hartley

Sabrina Dermo Hartley

Daniel Estes Hartley, Jr. by Sabrina Dermo Hartley, his Attorney-In-Fact

Daniel Estes Hartley, Jr. by Sabrina Dermo Hartley, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 8th day of July, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sabrina Dermo Hartley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Daniel Estes Hartley, Jr. and acknowledged that she executed the same as the free act and deed of the said Daniel Estes Hartley, Jr.

Witness my hand, at office, this 8th day of July, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Megan Paulus,** 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 this the 8th day of July, 2022.

Affiant Signature
Date 07/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

