PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18518-TC

Karen Johnson Davidson County
Batch# 900775 DEEDWARR
08/09/2022 12:03:04 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220809-0090520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2022.

Janice H. Collins
Notary Public
My Commission Expires: 5-5-25

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meagan Hardiman 2821 Renee Drive Nashville, TN 37214	Owner	084-11-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dart Eugene Gore, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Meagan Hardiman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 43 on the Plan of Acres, Section II, as of record in Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 160 feet on the southwesterly said Renee Drive and extends back between parallel lines 250.7 feet on the southeasterly line and 241.8 feet on the northwesterly line a dead line on the rear measuring 160 feet thereon.

Being the same property conveyed to Dart Eugene Gore, a married person by Warranty Deed from David Kipp, married of record as Instrument No. 20070810-0095920 in the Register's Office for Davidson County, Tennessee, dated August 8, 2007 and recorded on August 10, 2007.

Cynthia Gore joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2821 Renee Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2022.

GRANTOR:

Dart Eugene Gore

Cynthia Gore

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dart Eugene Gore and Cynthia Gore, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26