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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of October, 2022.

(Affix Seal) Notary Public

My Commission Expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936665 DEEDWARR
11/01/2022 02:57:43 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221101-0117982

2022-08-386

THIS INSTRUMENT WAS

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
MacDonald K. Hardcastle 165 Jefferson Square Nashville, TN 37215	New Owner	Map/Parcel 131-05-0A-165.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert S. Johnson and Margaret B. Lassiat, husband and wife,** hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **MacDonald K. Hardcastle, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. N-165 of Jefferson Square, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit to the Master Deed of record in Book 4675, Page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert S. Johnson and Margaret B. Lassiat, husband and wife by Warranty deed from Ben Sweeney and Ashley Sweeney, husband and wife of record in Instrument No. 20140919-0086313 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 19, 2014.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, a lien now due and payable, having been prorated by the parties hereto and paid by Grantors, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 165 Jefferson Square, Nashville, TN 37215 .

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 31st day of October, 2022:

Robert S. Johnson

Margaret B. Lassiat

Margaret B. Lassiat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October, 2022, before me personally appeared Robert S. Johnson and Margaret B. Lassiat, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 31st day of October, 2022.

Notary Signature
My commission expires:

