Karen Johnson Davidson County
Batch# 941158 DEEDWARR
11/15/2022 09:41:27 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20221115-0121591

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 865289 468852-001101 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ $485,000.00 Affiant Subscribed and sworn to before me, this the 11 day of November, 2022 Notary Public My commission expires: 3/7/26 (Affix Seal)

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **James A. Hardaway and Helen L. Hardaway**	NAME: **NEW OWNERS**
STREET ADDRESS: **4408 Wyoming Avenue Nashville, TN 37209**	STREET ADDRESS:
MAP & PARCEL NO.: **090-11-0-069.00**	

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, Joseph P. Mitchell and Sabrina Mitchell, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

James A. Hardaway and Helen L. Hardaway, Husband and Wife,
hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 426, on the Plan of Charlotte Park, Section Six, of record in Book 2900, Page 7, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Being the same property conveyed to Joseph P. Mitchell and wife, Sabrina Mitchell by Warranty deed from Susan D. Minzak, married of record in Instrument No. 20040917-0112058 Register's Office for Davidson County, Tennessee, dated September 17, 2004 and recorded on September 17, 2004. (Value of consideration shown in aforementioned deed $175,000.00.)

This is improved property known as: 408 Basswood Drive, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 29th day of July, 2022

x Joseph P. Mitchell

x Sabrina Mitchell

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joseph P. Mitchell, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29th day of July, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 10-2-2023

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sabrina Mitchell, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29th day of July, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 10-2-2023