Karen Johnson Davidson County
Batch# 942132 DEEDWARR
11/16/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20221116-0122179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Carolin Jervez Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF November 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Hatton Hardison and Beverly Meadows Mintmire	David Hatton Hardison and Beverly Meadows Mintmire	
(NAME) 410 Village Hall Place	(NAME) 410 Village Hall Place	131 02 0M 006.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , **MARTHA DILLON BRANDON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HATTON HARDISON AND WIFE, BEVERLY MEADOWS MINTMIRE**, 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:

Unit No. 2134 of Village Hall, (also known as 410 Village Hall Place, Unit 2134), a Horizontal Property Regime, located at corner of Village Hall Place and Hobbs Road, Nashville, Davidson County, Tennessee, as shown on the plat of Village Hall, recorded as Exhibit B of the Master Deed in Instrument No. 20050510-0052650, Register's Office for Davidson County, Tennessee, and amended in Instrument No. 20060601-0064170 and Instrument No. 20091016-0096028, Registers office for Davidson County , Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of the Owners.

Being the same property conveyed to Charles Winston Brandon and wife, Martha Dillon Brandon, by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Instrument No. 20060807-0095970, in the Register's Office of Davidson County, Tennessee, dated August 02, 2006 and recorded on August 07, 2006. Charles Winston Brandon died on August 26, 2016, leaving Martha Dillon Brandon as surviving spouse tenant by the entirety.

Charles W. Brandon, III herein signed as Attorney in fact for Martha D. Brandon. Said Power of Attorney is of record Instrument No. 20221110-0120482 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 410 Village Hall Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11 day of November, 2022.

Martha Dillon Brandon
by Charles W. Brandon - Attorney in Fact

MARTHA DILLON BRANDON

BY: CHARLES W. BRANDON, III - ATTORNEY IN FACT

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Brandon, III, to me known to be the person who executed the foregoing instrument on behalf of Martha Dillon Brandon and acknowledged that he executed the same as the free act and deed of Martha Dillon Brandon.

Witness my hand and official seal this 11th day of November, 2022.

Commission expires: December 5, 2025

Jeanette Dos Santos
Notary Public

JEANETTE DOS SANTOS
Notary Public - State of Florida
Commission # HH 204496
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/15/2022.

Date

Affiant Signature

11/16/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of November, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

