WARRANTY DEED

Karen Johnson Davidson County
Batch# 943264 DEEDWARR
11/21/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20221121-0123141

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MEMORIE WHITE 04/15/2001900

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Shemeika Roland	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 3410 Tisdall Drive	(NAME) 3410 Tisdall Dr.	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Whites Creek, TN 37189	
(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, **Erin K Hardy, Phillip Hardy, Kasey Stephens, and Kayla Stephens, all unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shemeika Roland**, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Deer Meadows Subdivisioin of record in Book 5800, Page 270, amended in Book 6250, Page 317, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to George T. Hardy, by virtue of that certain CASH Deed dated June 22, 1988, and being of record at Book 7581, Page 251 in the Register's Office of Davidson County, Tennessee. George T. Hardy having since died intestate on or about August 8, 2020 Leaving Erin K Hardy, Phillip Hardy, Kasey Stephens and Kayla Stephens as his heirs per Affidavits of Heirship of record at Instrument Nos. 202211210123138 202211210123139 202211210123140 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3410 Tisdall Drive Whites Creek, TN 37189
(unimproved _)
(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 18th day of November, 2022.

E K Hardy

Erin K Hardy

Phillip A. Hardy

Phillip Hardy

Kasey Stephens

Kasey Stephens

Kayla Stephens

Kayla Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Erin K Hardy, Phillip Hardy, Kasey Stephens, and Kayla Stephens** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that /they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 18, 2022.

Affiant Signature

11/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25