Karen Johnson Davidson County
Batch# 979072 DEEDWARR
03/09/2023 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,070.63
20230309-0017182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of March, 2023.

(Affix Seal) Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

2023-02-662

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth Moody and Leo Moody 6364 Alamo Place Unit A Nashville, TN 37209	First Horizon Bank 12719 Cantrell Rd Little Rock, AR 72223	Map/Parcel 091-09-3H-001.00

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, **Misty Blu Stewart, formerly known as Misty Blu Hardwick, an unmarried woman, and Robert L. Hardwick, an unmarried man,** hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Moody and Leo Moody, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190318-0024477, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6364 Alamo Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190318-0024477, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert L. Hardwick and Misty Blu Hardwick, husband and wife by Warranty deed from L & W Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200916-0105884 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 16, 2020.

This conveyance is subject to the following: Davidson County and the City of Nashville property taxes for the year 2023, and 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 6364 Alamo Place, Unit A, Nashville, TN 37209 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is 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 binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 ____ day of March, 2023:

GRANTOR:

Misty Blu Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2023, before me personally appeared Misty Blu Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2023.

Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

[The remainder of the page is left blank intentionally.
Signature and Notary Acknowledgement appear on the following page.]

GRANTOR:

Robert L. Hardwick

T.S. CA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~ San Diego
T.S.

On this 3 day of March, 2023, before me personally appeared Robert L. Hardwick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of March, 2023.

Notary Signature
My commission expires: 9/3/24

ANP1
T. SCHER
Commission No. 2333156
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires September 3, 2024
ANP1

True Copy Certification

I, **Pam Autry,** 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 this the ~~8th~~ 3rd day of March, 2023.

Affiant Signature
Date 03/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

