Karen Johnson Davidson County
Batch# 982350 DEEDWARR
03/20/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230320-0019929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cassidy Strawn	Same As	072-07-0-054.00
(NAME)	(NAME)	
1220 Kirkland Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathan Alexander Hart, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cassidy Strawn, a single person**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 24, on the plan of INGLEWOOD PLACE, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 24 fronts 50 feet on the south side of Kirkland Avenue and runs back 228.5 feet on the easterly line and 230.2 feet on the westerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Nathan Alexander Hart, unmarried, by Warranty Deed dated 11/06/2017 from Steady Grace, LLC, a Tennessee limited liability company of record in Instrument No. 20171108-0114867, Register's Office for Davidson county, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 332, Page 101, Register's Office for Davidson county, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1220 Kirkland Avenue, Nashville, TN 37216
(House No.) (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.

Effective the 17th day of March, 2023.

Nathan Alexander Hart by Richard D. Smith, attorney-in-fact
By Richard D. Smith Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March 2023 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Richard D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Nathan Alexander Hart and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a Power of Attorney of record in Instrument #202303200019928, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 17th day of March, 2023.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:

_____
_____
_____

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 17, 2023**.

Date

D Hardwick

Affiant Signature

March 20, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026