Karen Johnson Davidson County
Batch# 982757 DEEDWARR
03/21/2023 09:45:58 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230321-0020241

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
871158 M-C-191472-2-TO-1229
Kay M. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1010,000.00

Affiant

Subscribed and sworn to before me, this the 17 day of March, 23

Notary Public

My commission expires: _____
(Affix Seal)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: JEFFREY HARDWICK	NAME: Same as new owner
STREET ADDRESS: 911 Phillips St. Nashville TN	STREET ADDRESS:
MAP & PARCEL NO.: 37208	

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, Drew D. Doran, an unmarried man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

JEFFREY HARDWICK, a single man

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:

See Exhibit A

This is improved property known as: 911 Phillips Street, Nashville, TN 37208

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-22-911

WITNESS MY/OUR SIGNATURE(S) THIS 13 day of December, 20 22

X _____
Drew D. Doran

State of Illinois } ss
County of Cook

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Drew D. Doran, single (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 13th day of December, 2022.

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

OFFICIAL SEAL
CHRISTINA S KIM
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/10/23

_____
Notary Public
My commission expires 4/10/23.

EXHIBIT A

That certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 183 on the Map of McNairy Mansion Home Tract, shown on the Fly Leaf of Book 9, Register's Office for said County. Said Part of Lot No. 183 fronts 25 feet on the southerly side of Phillips, formerly Haslam Street and runs back between parallel lines, along the westerly margin of an alley 129 feet to an alley in the rear.

Being the same property conveyed to Drew D. Doran, an unmarried man by Warranty deed from Amanda Kirstin Johnson and James M. Hill, wife and husband of record in Instrument No. 20200928-0111544 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 28, 2020. (Value of consideration shown in aforementioned deed $520,000.00.)