Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Warranty Deed

Karen Johnson Davidson County
Batch# 989604 DEEDWARR
04/06/2023 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $5,827.50
20230406-0025370

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,575,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David G. Hardwick Rachel A. Hardwick	New Owner	118-13-3A-002.00-CO
3923 Albert Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEFAN LARS BESKOW, AN UNMARRIED PERSON, AND LAURA MARI TRENKLE BESKOW, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID G. HARDWICK AND RACHEL A. HARDWICK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. B on the Plan of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151007-0102155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stefan Beskow and Laura Beskow, husband and wife by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170615-0060329, Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 15, 2017.

Being the same property conveyed to Stefan Lars Beskow, an unmarried person and Laura Mari Trenkle Beskow, an unmarried person, as joint tenants with rights of survivorship by Quitclaim Deed from Stefan Beskow, an unmarried person and Laura Beskow, an unmarried person of record in Instrument No. 20221220-013198, Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 20, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3923 Albert Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2023.

Stefan Lars Beskow

Laura Mari Trenkle Beskow

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stefan Lars Beskow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2023.

Notary Public

My Commission Expires: 03.28.2026

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

STATE OF IOWA
COUNTY OF STORY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Mari Trenkle Beskow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2023.

Notary Public

My Commission Expires:

The address of the herein described property is believed to be 3923 Albert Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2023.

Stefan Lars Beskow

Laura Mari Trenkle Beskow

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stefan Lars Beskow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2023.

Notary Public

My Commission Expires:

STATE OF IOWA
COUNTY OF STORY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Mari Trenkle Beskow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2023.

Notary Public

My Commission Expires: 10/22/24

NOTARIAL SEAL IOWA
ANTHONY D. DAVIS
Commission Number 792835
My Commission Expires
October 22, 2024

Certificate of Authenticity

I, DEBORAH DEVINE, 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 31, 2023.

Date

Affiant Signature

4-6-23

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 6 day of APRIL, 20 23.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)