Karen Johnson Davidson County
Batch# 993362 DEEDWARR
04/19/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230419-0028719

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Subscribed and sworn to before me, this 18 day of April, 2023.

Notary Public
My commission expires:

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lawson Hugh Hardwick III **Joseph Stephen Hardwick**	**Mike Hardwick and Steve Hardwick** **c/o Carol Hardwick**	**187090A28700CO**
2116 Kirkwall Dr.	**2116 Kirkwall Dr.**	
Nolensville, TN 37135	**Nolensville, TN 37135**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeffery G. Brown and Elizabeth D. Brown, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawson Hugh Hardwick III and Joseph Stephen Hardwick

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 287, on the plan of Burkitt Village, Phase 1, Section 2, of record in Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jeffrey G Brown and Elizabeth D Brown, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 31, 2015, of record in Instrument No. 20150804-0077317, in the Register's Office for Davidson County, Tennessee. Oath is made that Jeffrey G. Brown is properly known as and is one and the same person as Jeffery G. Brown.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2116 Kirkwall Dr, Nolensville, TN 37135.

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 in 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.

Jeffery G. Brown Date: 4/17/23
Jeffery G Brown

Elizabeth D. B Date: 4.17.23
Elizabeth D Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffery G Brown and Elizabeth D Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Candice Weyant, 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 4-17-23 (date of document).

Candice Weyant
Affiant Signature

4-19-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 19 day of April, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL