Karen Johnson Davidson County
Batch# 1034364 DEEDWARR
08/03/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20230803-0060131

This instrument prepared by:

Phillip Byron Jones, Esq.
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
August Hardwick and Emma Brophy 131 Hicks Road Nashville, TN 37221	August Hardwick and Emma Brophy 131 Hicks Road Nashville, TN 37221	142-15-0-C-131.00 CO

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Warren V. Elliott** (a married adult) ["Grantor"] has bargained and sold, and by these presents does transfer and convey unto **August Hardwick** and **Emma Brophy** (as unmarried adults), as joint tenants with right of survivorship [collectively, "Grantee"], their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

131 Hicks Road Unit 131
Nashville, TN 37221
Map: 142-15-0-C-131.00 CO

Land in Davidson County, Tennessee, being Unit No. 131, on the Plan of Breckenridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6808, Page 45, and as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Breckenridge Condominiums as set forth in Exhibit "B" of the Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Grantor by that Quitclaim Deed recorded on 11/09/17, as Instrument No. 20171109-0115736.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.
b. Covenants and restrictions on record including all rules, regulations and policies of the Breckenridge Homeowners Association.
c. Such matters as would be reflected in an accurate survey.
d. Real property taxes for 2023, which have been prorated and assumed by Grantee.

This is on improved property, known as 131 Hicks Road Unit 131, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor does covenant with Grantee that he/she is 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 Grantor does further covenant and bind herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to 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.

EXECUTED ON THIS THE 1st DAY OF AUGUST, 2023.

By: _____
Warren V. Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah Simmons, a Notary Public in and for said State and County, **Warren V. Elliott**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 1st day of August, 2023.

_____
Notary Public

My Commission Expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $205,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 1st day of August, 2023.

_____
Notary Public

My Commission Expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

8440.01.006

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 August 1, 2023.

Date

Affiant Signature

August 3, 203

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3 day of August, 20 23.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)