WARRANTY DEED

File #2023070731

Vanessa E. Allen Notary Public STATE OF TENNESSEE Rutherford Co.

Karen Johnson Davidson County
Batch# 1046566 DEEDWARR
09/06/2023 10 34 17 AM 2 pgs
Fees. $13 00 Taxes $1,661 30

20230906-0069800

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000 00

Danny B Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Lawrence	Michael Lawrence	074-16-0-152-00
(NAME)	(NAME)	
2024 Hickory Hills Drive	188 4th St. NE	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Watertown, SD 57201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Charles Heath Harden,** married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Lawrence,** a single man 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 15 as shown on the Plan of Section I, Stones River Estates, of record in Book 2900, page 139, Register's Office for said County

Said Lot No 15 fronts 102 57 feet on the north side of Hickory Hill Lane, and extends back 216 08 feet on the west line and 224 21 feet on the east line, to a dead line in the rear on which it measures 121 39 feet

Being the same property conveyed to Anthony E Quinn and wife, Nancy Joan Quinn by Quitclaim deed from Anthony E Quinn, Nancy Joan Quinn to H Phillip Sadler, Trustee of record in Book 5856, page 21, Register's Office for Davidson County, Tennessee, dated August 27, 1981 and recorded on March 19, 1982

Anthony E Quinn died January 2, 2002, leaving Nancy Joan Quinn as the surviving tenant by the entirety

Nancy J Austin Bennett Quinn died February 5, 2022, her estate being administered through Davidson County Probate Court, Docket No 22P221 A copy of Last Will and Testament of Nancy J Quinn being recorded in Instrument No 20220324-0033990, in the Register's Office for Davidson County, Tennessee, wherein subject property was devised to Charles Heath Harden

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee , Restrictive Covenants of record in Book 3182, Page 429 and amended in Book 3375, page 291, in the Register's Office for Davidson County, Tennessee , Exchange Plant Permit of record in Book 3278, Page 500, in the Register's Office for Davidson County, Tennessee

"This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved ✱ property, known as **2024 Hickory Hill Ln, Hermitage,TN,37076-1918**

(House Number) (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

Witness our hands this 5th day of September, 2023

Charles Heath Harden

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Charles Heath Harden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at this 5th day of September, 2023

Commission expires

6/22/24

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128