Karen Johnson Davidson County
Batch# 1047698 DEEDWARR
09/08/2023 12:01 45 PM 2 pgs
Fees $13 00 Taxes $869.19

20230908-0070658

WARRANTY DEED

ATE OF TENNESSEE
)UNTY OF DAVIDSON
E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS EATER, FOR THIS TRANSFER IS $234,916 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-22-2024

Prepared by
Record and Return To
Chapman and Rosenthal Title, inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

File No. EY-23-5113

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Eric Owings		
(NAME)	(NAME)	
214 Old Hickory Boulevard, # 137	NEW OWNER	142-04-0A-137 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Elizabeth M. Hardman FKA Elizabeth M. Prater, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Owings, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 137 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, as of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth M. Prater, an unmarried woman by Warranty deed from Ira L. Gann and Mary Jane Gann, husband and wife of record in Instrument No. 20190925-0097401 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 25, 2019.

Elizabeth M. Prater having since married and is now known as Elizabeth M. Hardman. The subject property is not a marital residence of Grantor and as such is not subject to any marital or homestead interest.

This is property more commonly known as 214 Old Hickory Boulevard, # 137, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of September, 2023.

Elizabeth M. Hardman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2023, before me personally appeared Elizabeth M. Hardman and Philip Hardman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2023.

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Notary Signature
My commission expires.