WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054821 DEEDWARR
09/27/2023 02 51 57 PM 2 pgs
Fees: $13 00 Taxes $1,257 63

20230927-0075961

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2023-GTE-272

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Tajakica M McCrary and Christopher A McCrary	New Owner	080 08 0 344 00
(NAME)	(NAME)	
3218 Briarwick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are her eby acknowledged, **Matthew Hargis, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **TajakicaM. McCrary and Christopher A. McCrary, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, t hat certain parcel of land in Davidson County, State of Tennessee, described as foll (the "**Property**"), to-wit: ows

Land in Davidson County, Tennessee, being Lot No 74 on the Plan of Bordeaux Hills addition, 13th Civil District of record in Plat Book 4460, Page 9, 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 Matthew Hargis, a married man, by Warranty Deed from Deborah E Robinson, unmarried, and James E Reed Jr and wife, Delphine Monique Reed, of record in Instrument No. 20230210-0010044, in the Register's Office of Davidson County, Tennessee, dated February 8, 2023 and recorded on February 10, 2023.

Being the same property conveyed to Deborah E Robinson, unmarried, and James E Reed, Jr. and wife, Delphine Monique Reed, as joint tenants with right of survivorship, by Quitclaim Deed from Deborah E Robinson, unmarried, of record in Instrument No 20160624-0064793, in the Register's Office of Davidson County, Tennessee, dated June 23, 2016 and recorded on June 24, 2016.

Being the same property conveyed to Deborah E Robinson, unmarried, by Warranty Deed from James

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 1-BE-23-3218

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "Permitted Exceptions").

This is improved property located at 3218 Briarwick Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantees that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of September, 2023.

GRANTOR:

Matthew Hargis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Matthew Hargis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25th day of September, 2023.

Notary Public

My Commission Expires: 05-05-2025

