# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055495 **DEEDWARR**
09/29/2023 10 12 50 AM 2 pgs
Fees $13 00 Taxes $1,720 50

20230929-0076525

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.**
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO(S) |
|---|---|---|
| Deirdre Bennett and Benjamin Cartwright | Primary Residential Mortgage, Inc | 61-2-77 00 |
| (NAME) | (NAME) | |
| 700 Stanvid Drive | 1480 North 2200 West, MAC 1003 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Salt Lake City, UT 84116 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No 20231648 |

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, **Mildred H. Hardison, tenant by the entirety,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Deirdre Bennett and Benjamin Cartwright, Joint Tenants with Right of Survivorship,** 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

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No 161 on the Plan of Gra-Mar Acres, of record in Plan Book 2331, page 43, Register's Office for Davidson County, Tennessee, being in Section 6 of said subdivision, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to James M Hardison and wife, Mildred H Hardison by Warranty Deed from Carl D Krantz and wife, Margaret Krantz, dated May 2, 1975 and filed of record in Book 4933, page 798, Register's Office for Davidson County, Tennessee. The said James M Hardison having died on or about 05/04/2012, leaving the said Mildred H Hardison, the surviving tenant by the entirety and sole owner of said land

Unimproved ☐

This is improved ☒ property, known as 700 Stanvid Drive, Nashville, TN 37216
(House No ) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 28th day of September, 2023.

Mildred H Hardison

Mildred H Hardison

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mildred H Hardison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th of September, 2023

Notary Public
My Commission Expires 4/26/26

