Karen Johnson Davidson County
Batch# 1056519 DEEDWARR
10/03/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20231003-0077716

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-080673

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Shirock and Shirley Shirock	Robert Shirock and Shirley Shirock	
(NAME) 855 Glendale Lane	(NAME) 855 Glendale Lane	132-06-0-021
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO MILLION NINE HUNDRED THOUSAND AND NO/100 DOLLARS ($2,900,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIM S. HARDY, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT SHIROCK AND SHIRLEY SHIROCK, HUSBAND AND WIFE, 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 tract or parcel of Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 5 on the Map of Orr Manor, not of record, and described according to survey made by T. R. Sanford, Surveyor, on August 14, 1951, as follows:

Beginning at a point in the Southerly margin of Glendale Lane, at the common corner of Lots Nos 4 and 5; thence Southeasterly with the line between said Lots Nos. 4 and 5, 382.8 feet to the common corner of Lots Nos. 4, 5, 10 and 11; thence with the line between Lots Nos. 5 and 10, Easterly 107 feet to the common corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, Northerly 413.8 feet to the Southerly margin of Glendale Lane; thence with the Southerly margin of Glendale Lane, Westerly 150 feet to the beginning.

Being the same property conveyed to Edward T. Hardy and wife, Kim S. Hardy by Warranty Deed from Robert E. Gowan, Sole Trustee of the Robert E. Gowan Revocable Trust and Robert E. Gowan, Sole Trustee of the Amy Adams Gowan Revocable Trust, dated 10/28/2016, of record in Instrument 20161102-0115836, Register's Office for Davidson County, Tennessee.

Edward T. Hardy, having since past on July 13, 2022, leaving Kim S. Hardy as the sole owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 855 Glendale Lane, Nashville, TN 37204
(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 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(s) this the 29th day of September, 2023

Kim S. Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kim S. Hardy, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2023.

Notary Public

My Commission Expires: 9-27-27

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 29, 2023.

Affiant
Date: October 3, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of October 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY