WARRANTY DEED

File #2023100818

Karen Johnson Davidson County
Batch# 1069078 DEEDWARR
11/06/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20231106-0086850

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Mallory Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2023.

Danielle Imbaratto
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DANIELLE IMBARATTO NOTARY PUBLIC STATE OF TENNESSEE

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
Justin Michael Zyrowski	CMG Mortgage Inc dba CMG Home loans	074-16-0-153.00
(NAME)	(NAME)	
2026 Hickory Hill Lane	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon CA 94583	
(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 and wife, Jennifer Anne Harden,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Michael Zyrowski, 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. 16 on the Plan of Stones River Estates Subdivision, Section 1 of record in Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 16 fronts 112.37 feet on the northerly side of Hickory Hill Lane and extends back 216.08 feet on the easterly line and 208.03 feet on the westerly line to a line in the rear, that measures 93.91 feet thereon.

Being the same property conveyed to Vestal Harden and wife, Margaret Harden by Warranty Deed from Roger C. Finholt and James W. Hall of record in Book 3701, page 327, Register's Office for Davidson County, Tennessee, dated February 21, 1964 and recorded on February 27, 1964.

Margaret Harden died on or about February 27, 1995, leaving Vestal Harden, as surviving tenant by the entirety.

Vestal Harden died on or about October 13, 1998, his Last Will and Testament duly entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bearing Docket No. 98P1673.

Being the same property conveyed to Charles Heath Harden and wife, Jennifer Anne Harden by Quitclaim Deed from Charles Heath Harden and Dawn Renee Dyer, Heirs to the Estate of Vestal Harden of record in Book 11466, page 308, Register's Office for Davidson County, Tennessee, dated April 20, 1999 and recorded on May 06, 1999.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 2900, Page 139, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 3182, Page 429, amended in Book 3375, Page 291, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ✱ property, known as **2026 Hickory Hill Lane, Hermitage,TN,37076**
(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 27th day of October, 2023.

Charles Heath Harden

Jennifer Anne Harden

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Charles Heath Harden and Jennifer Anne 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 27th day of October, 2023.

Commission expires:

6/22/26

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

Tennessee Certification of Electronic Document

I, Mallory Hoffman, do hereby make oath that I am a licensed attorney and/or the 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 Oct 27, 2023. (Date of document)

Mallory Hoffman
Affiant Signature

11/6/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6 day of November, 2023.

Danielle Imbaratto
Notary signature

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES

My commission expires: