Karen Johnson Davidson County
Batch# 1073992 DEEDWARR
11/21/2023 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20231121-0090540

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-06819

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Terry M. Hardesty 5105 Cornell Court Brentwood, TN 37027	New Owner	118 02 1H 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew T. Maxfield and Elizabeth V. Maxfield, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Terry M. Hardesty, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 830 Inverness Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 830 Inverness Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160906-0093142, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew T Maxfield and Elizabeth V Maxfield, husband and wife, by Warranty Deed from Graham Built, LLC, of record in Instrument No. 20171002-0100602, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 02, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **830 B Inverness Avenue, Nashville, TN 37204**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21st day of November, 2023

Matthew T. Maxfield

Elizabeth V. Maxfield

STATE OF TEXAS
COUNTY OF ARANSAS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew T. Maxfield and Elizabeth V. Maxfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Rockport, Texas, this 16 day of November, 2023.

Notary Public

My Commission Expires: 03/18/2025

CANDY J FLETCHER
Notary ID # 132984029
My Commission Expires
03-18-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Faehl, 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 November, 21, 2023.

Custodian's Signature

11.21.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON