2024-0007

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099502 DEEDWARR
02/09/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20240209-0009073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File No. DH-24-5956

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Klaus Fredrick Hardt	New Owner	
(NAME)	(NAME)	
7252 Highway 70 South, 406		142-07-0F-014.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Robert Jack Flanagan and Caroline Elizabeth Barberi, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Klaus Fredrick Hardt, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 14, Unit 406, on the Plan of Bellevue Commons Townhomes according to the Master Deed of record in Instrument No. 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, in the Register's Office for Davidson County, Tennessee, and more particularly described on the site plan for Bellevue Commons in said Master Deed 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 Robert Jack Flanagan and Caroline Elizabeth Barberi, husband and wife by Warranty Deed from Mary K. Larimer, married of record in Instrument No. 20220711-0079668 Register's Office for Davidson County, Tennessee, dated July 08, 2022 and recorded on July 11, 2022.

This is property more commonly known as 7252 Highway 70 South, 406, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 7th day of February, 2024.

Robert Jack Flanagan

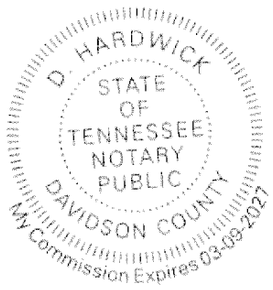
Caroline Elizabeth Barberi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2024, before me personally appeared Robert Jack Flanagan and Caroline Elizabeth Barberi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/7/24 (date of document).

Affiant Signature

2/8/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON