WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 6-15-2025

Karen Johnson
Batch # 1102688
02/21/2024 10:09:18 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240221-0011813

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-P-24-706

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanette Hirschy	new owner	
(NAME)	(NAME)	**115 07 0 038.00**
706 Brook Hollow Rd.	4766 Murfreesboro Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Arrington, TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ALLEN RICHARD, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANETTE HIRSCHY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Brook Meade, Section II of record in Book 2133, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 153.0 feet on the Easterly margin of Brook Hollow Road and extends back 326.0 feet on the Northerly line and 204.0 feet on the Southerly line to a dead line in the rear, measuring 196.4 feet thereon.

Being the same property conveyed to Mark A. Richard and Emily B. Richard, husband and wife, by Warranty Deed from Ryan A. Wells and Laura E. Wells, husband and wife, of record in Instrument No. 20041006-0120906, in the Register's Office of Davidson County, Tennessee, dated October 01, 2004 and recorded on October 06, 2004.

Being the same property conveyed to Mark Allen Richard, by Quitclaim Deed from Emily Baker Richard, of record in Instrument No. 20080226-0018756, in the Register's Office of Davidson County, Tennessee, dated February 19, 2008 and recorded on February 26, 2008. Also see Affidavit of Correction of record in Instrument No. 20080305-0022290.

This conveyance is subject to:
* 2024 Taxes, a lien, not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade, Section II, as recorded in Plat Book 2133, Page(s) 76.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade Addition, Section II, as recorded in Plat Book 2663, Page 59.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2204, Page 349 and Book 2881, Page 323.
* No coverage is provided as to the amount of acreage or square footage of the land.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **706 Brook Hollow Road, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of February, 2024.

Mark Allen Richard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2024, before me personally appeared Mark Allen Richard, 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 15th day of February, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204