RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-19876-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110416 DEEDWARR
03/12/2024 03:28:30 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20240312-0017223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March 2024.

NOTARY PUBLIC

My commission expires: 4-13-25

SHERRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Janine Lipocky 5632 Hearthstone Lane Brentwood, TN 37027	Same address as new owner	160-11-0-055

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars ($790,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT HARDESTY AND ELIZABETH HARDESTY F/K/A GIROLAMO, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LORI JANINE LIPOCKY, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase 7, Hearthstone, of record in Book 6250, page 935, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Scott Hardesty and Elizabeth Girolamo, husband and wife, from Randy Reed Neff and Lucinda E. Neff, husband and wife, by Warranty Deed dated February 19, 2021 and recorded February 22, 2021 in Instrument #20210222-0021384, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5632 Hearthstone Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 11th day of March, 2024

GRANTORS

Scott Hardesty

Elizabeth Hardesty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Scott Hardesty and Elizabeth Hardesty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of March, 2024.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

True Copy Certification

I, Yvette Meldrum, 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 March 11, 2024.

Signature
March 11, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 11, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025