WARRANTY DEED

Karen Johnson Davidson County
Batch # 1116651 **DEEDWARR**
04/01/2024 08:36:15 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20240401-0021952

File No. AT-24-6262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th of March, 2024

Notary Public

MY COMMISSION EXPIRES: 07-07-2027
(AFFIX SEAL)

ALYSSA PALUMBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2027

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
Matthew Hayes	New owner	
(NAME)	(NAME)	142-15-0C-131.00-CO
131 Hicks Road		
(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, **August Hardwick and Emma Hardwick, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hayes, 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 Unit No. 131, on the Plan of Breckenridge Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6808, Page 45, and as amended in Book 7020, Page 848, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Breckenridge Condominiums as set forth in Exhibit "B" of the Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Linda P. Harrigan and Charles T. Harrigan, wife and husband by Warranty deed from Sherri S. Sigler n/k/a Sherri S. Carpenter, unmarried of record in Instrument No. 20041027-0129218, Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 27, 2004.

The said Charles T. Harrigan is deceased, having died on October 13, 2011, leaving Linda P. Harrigan as surviving tenant by the entirety.

Being the same property conveyed to Warren V. Elliott by Quitclaim deed from Linda P. Harrigan, subject to a life estate reserved by the said Linda P. Harrigan, of record in Instrument No. 20171109-0115736 Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 09, 2017.

The said Linda P. Harrigan is now deceased.

Being the same property conveyed to August Hardwick and Emma Brophy (as unmarried adults), as joint tenants with right of survivorship by Tennessee Warranty Deed from Warren V. Elliott (a married adult), dated August 1, 2023 and recorded on August 3, 2023, of record in Instrument No. 20230803-0060131, and corrected in Scrivener's Affidavit in Instrument no. 20240307-0015990, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 131 Hicks Road, 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 27th day of March, 2024.

August Hardwick

Emma Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2024, before me personally appeared August Hardwick and Emma Hardwick, 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 27th day of March, 2024.

Notary Signature
My commission expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires