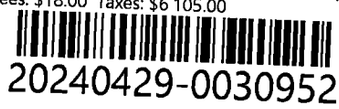
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1128103
04/29/2024 11:17:40 AM
Fees: $18.00 Taxes: $6 105.00



20240429-0030952

Davidson County
DEEDWARR
3 pgs

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 8TH, 2025

File No. RD-24-6526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
W Lewis Garrison, Jr and Remy Garrison	NEW OWNER	
(NAME)	(NAME)	
3923 Albert Drive		118-13-3A-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **David Glenn Hardwick, Trustee of The David Glenn Hardwick Revocable Trust, dtd. September 07, 2016 and Rachel Astra Hardwick, Trustee of The Rachel Astra Hardwick Revocable Trust, dtd. September 07, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W Lewis Garrison, Jr, married and Remy Garrison unmarried, joint tenants with rights of survivorship,** 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. B on the Plan of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151007-0102155, 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 Stefan Beskow and Laura Beskow, husband and wife by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170615-0060329 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 15, 2017.

Being the same property conveyed to Stefan Lars Beskow, an unmarried person and Laura Mari Trenkle Beskow, an unmarried person, as joint tenants with rights of survivorship by Quitclaim Deed from Stefan Beskow, an unmarried person and Laura Beskow, an unmarried person of record in Instrument No. 20221220-0131398 Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 20, 2022.

Being a portion of the same property conveyed to David G. Hardwick and Rachel A. Hardwick, husband and wife by Warranty Deed from Stefan Lars Beskow, an unmarried person and Laura Mari Trenkle Beskow, an unmarried person of record in Instrument No. 20230406-0025370 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 06, 2023.

Being a portion of the same property conveyed to The David Glenn Hardwick Revocable Trust, dtd. September 07, 2016 and The Rachel Astra Hardwick Revocable Trust, dtd. September 07, 2016 by Quitclaim Deed from David Glenn Hardwick and wife, Rachel Astra Hardwick of record in Instrument No. 202401-0021992 Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on April 01, 2024.

This is property more commonly known as 3923 Albert Drive, Nashville, TN 37204.

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 25th day of April, 2024.

The David Glenn Hardwick Revocable Trust,
dtd. September 07, 2016 David Glen Hardwick, Trustee, by

By: _____, Attorney in Fact
David Glenn Hardwick, Trustee by Rachel Astra Hardwick Attorney in Fact

The Rachel Astra Hardwick Revocable Trust,
dtd. September 07, 2016

By: _____
Rachel Astra Hardwick, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Rachel Astra Hardwick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for David Glenn Hardwick, who is Trustee of The David Glenn Hardwick Revocable Trust, dtd. September 07, 2016, and that this instrument was executed on behalf of the said David Glenn Hardwick for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20240429-0030951, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 25th day of April, 2024.

_____
NOTARY PUBLIC

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Rachel Astra Hardwick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the The Rachel Astra Hardwick Revocable Trust, dtd. September 07, 2016 the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 25th day of April, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County