RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20932-24

Karen Johnson Davidson County
Batch# 1130556 DEEDWARR
05/03/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20240503-0032468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of May, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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
Brittany Lockhart 603 Spence Enclave Way Nashville, TN 37210	Same address as new owner	094-16-0E-104-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars ($352,500.00) 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, **WILLIAM E. HARDESTY, UNMARRIED** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRITTANY LOCKHART, A SINGLE 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 Unit No. 104 of Spence Enclave Townhomes, established by that Declaration of Covenants, Conditions, and Restrictions Establishing the Spence Enclave Townhomes, a planned unit development, of record in Instrument #20061115-0141672, as amended in Instrument #20061117-0142842, in Instrument #20061213-0153595, in Instrument #20080222-0017508, in Instrument #20080423-0041404, in Instrument #20080507-0047102, in Instrument #20100427-0031915 (corrected in Instrument #20100428-0032407), and in Instrument #20121116-0105801, 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 William E. Hardesty, an unmarried man, from Scott F. Hardesty, a married man, by Quitclaim Deed dated December 15, 2020 and recorded December 17, 2020 in Instrument #20201217-0149547, said Register's Office.

Being the same property conveyed to Scott Hardesty, an unmarried man, and William E. Hardesty, an unmarried man, from Ralph Johnson and wife, Mary Johnson, by Warranty Deed dated February 28, 2017 and recorded March 24, 2017 in Instrument #20170324-0029114, 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 ___unimproved _X__ improved property, known as: 603 Spence Enclave Way, Nashville, TN 37210

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 MY/OUR HANDS, this 2nd day of May, 2024

GRANTOR(S)

William E. Hardesty

William E. Hardesty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, William E. 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 2 day of May, 2024.

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

Notary Public

Whitney DuBois

Printed Notary Name

My commission expires: 05.21.2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 2, 24 (date of document).

Jennifer L. Pennell

May 2, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

