Karen Johnson Davidson County
Batch# 1212772 DEEDWARR
12/05/2024 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20241205-0094438

20241496R

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2024.

Notary Public

My commission expires: 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David Brandon Scott and Joshua Drew Meredith	United Wholesale Mortgage, LLC	**042-16-0-039**
107 Gibson Drive	700 South Blvd East	
Madison, TN 37115	Pontiac, MI 48341	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debra Michele Hardesty, William Michael Hardesty, Rebecca Lynn Hardesty, and Austin Hardesty, as heirs of Paul A. Hardesty

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Brandon Scott and Joshua Drew Meredith, husband and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 18, Part Two on the Map of Finnland Heights of record in Book 1424, page 7, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Paul A. Hardesty and wife, Audrey C. Hardesty by Warranty Deed from Lisa H. Travis (now known as Lisa H. Jones, unmarried) of record in Book 7958, page 397, Register's Office for Davidson County, Tennessee, dated October 06, 1989 and recorded on October 11, 1989.

Audrey C. Hardesty died on or about October 20, 1998 leaving Paul A. Hardesty as surviving tenant by the entirety.

Paul A. Hardesty a/k/a Paul Alan Hardesty died on or about January 7, 2024.

Pursuant to his Last Will & Testament, executed on October 16, 1998, the devisees are his children, per stirpes. The undersigned Grantors, his son, William Michael Hardesty, his daughter, Rebecca Lynn Hardesty, and his son, Austin Hardesty, comprise all the beneficiaries who stand to inherit under the said will.

Paul Alan Hardesty remarried in 2002. The undersigned, his spouse, Debra Michele Hardesty, joins in this conveyance as a Grantor.

Paul Alan Hardesty's son, Daniel Alan Hardesty, predeceased him. The said Daniel Alan Hardesty had no children.

202412050094436

See Affidavit of Heirship of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

202412050094437

See Affidavit of Heirship of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 107 Gibson Drive, Madison, TN 37115.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 22 day of November, 2024:

Debra Michele Hardesty

William Michael Hardesty

Rebecca Lynn Hardesty

Austin Hardesty

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ Bradley)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Debra Michele Hardesty, Rebecca Lynn Hardesty, and Austin Hardesty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22 day of November, 2024.

My Commission Expires: 11/07/2027

Notary Public

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON COUNTY

STATE OF _____)
)
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State William Michael Hardesty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of November, 2024.

My Commission Expires: _____

Notary Public

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 HANDS EFFECTIVE AS OF _____ day of November, 2024:

_____
Debra Michele Hardesty

William Michael Hardesty
William Michael Hardesty

_____
Rebecca Lynn Hardesty

_____
Austin Hardesty

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Debra Michele Hardesty, Rebecca Lynn Hardesty, and Austin Hardesty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of November, 2024.

My Commission Expires:_____

_____
Notary Public

STATE OF Pennsylvania)
)
COUNTY OF Philadelphia)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State William Michael Hardesty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of November, 2024.

My Commission Expires: 4/25/27

LaBoo Shah
Notary Public LaBoo Shah

Commonwealth of Pennsylvania - Notary Seal
LaBoo Shah, Notary Public
Montgomery County
My Commission Expires April 25, 2027
Commission Number 1196157

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 22. 2024.

Affiant Signature

5th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028