Karen Johnson Davidson County
Batch# 1216079 DEEDWARR
12/13/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20241213-0097043

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH24-08748

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Wantz 861 Idlewild Drive Madison, TN 37115	SAME	052-05-0-190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shaun A. Hardison, Administrator of the Estate of Henri L. Hardison, Jr., deceased**, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Andrew Wantz, a single man**, hereinafter called the Grantees, their successors 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 part of Lot No. 9 on the Map of the Subdivision of Lots 35, 36 and 37 of the H. B. Chadwell Tract, as of record in Book 547, Page 60, Register's Office for said County, and described as follows:

Beginning at a point on the Easterly margin of a 30 foot unnamed street marked on said plan "Private Drive" being known as Idlewild Place, at the South corner of the property conveyed to Felix E. Flatt by Deed of record in Book 1279, Page 177, said Register's Office; thence in a Southerly direction 107 feet along the Easterly margin of said Idlewild Place; thence in an Easterly direction 229 feet to a point in a fence line; thence in a Northwesterly direction along said fence 41 feet to the Southeast corner of the property conveyed to Flatt, above mentioned; thence along the fence and along Flatt's Southerly line 216.5 feet to the point of beginning.

Being the same property conveyed to Henri L. Hardison, Jr., a single man by Warranty Deed from Arete LLC, a Tennessee limited liability company dated April 15, 2016 and recorded April 22, 2016 in Instrument No. 20160422-0039119, Register's Office of Davidson County, Tennessee.

Henri L. Hardison Jr. having since died intestate on August 24, 2024, leaving Brandon Hardison and Shaun Hardison as his heirs at law and with his estate currently being administered in the Probate Court for Davidson County, Tennessee, Case No. 24P-1972. See Affidavit of Heirship of record in Book __**__, Page __**__, in the Register's Office for Davidson County, Tennessee.

** 202412130097041 202412130094072

Shaun A. Hardison, in his capacity as Administrator of the Estate of Henri L. Hardison, Jr., deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Shaun A. Hardison and Shaun Hardison being the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **861 Idlewild Drive, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of December, 2024

Shaun A. Hardison, Administrator of the Estate of Henri L. Hardison, deceased

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shaun A. Hardison Administrator of the Estate of Henri L. Hardison, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Hendersonville, Tennessee, this 12th day of December, 2024.

Notary Public

My Commission Expires: 03/03/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 12, DECEMBER 2024.

Custodian's Signature — 12/13/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13 day of DECEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027