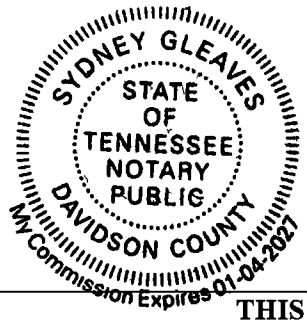
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$560,000.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2025

Notary Public

My commission expires.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Talia Hardie and Taylor Hardie	**Same as New Owners**	**Map 072-15-0 Parcel 221-00**
1708 Sherwood Lane		
Nashville, TN 37216		

Karen Johnson
Batch # 1235134
02/06/2025 02 49 25 PM
Fees $13 00 Taxes $2,072 00

Davidson County
DEEDWARR
2 pgs

20250206-0009243

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND P GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ' WE,

Jason Brasel and Carolyn Brasel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Talia Hardie and Taylor Hardie, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 21 on the Plan of Sherwood Subdivision, of record in Plat Book 1424, Pages 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jason Brasel and Carolyn Brasel, husband and wife, by Warranty Deed dated July 17, 2013, from Van C. Bond, married, of record in Instrument No. 20130801-0080195, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1424, Page 51, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Plan of record in Plat Book 974, Pages 60 and 61, Register's Office of Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1708 Sherwood Lane, Nashville, TN 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-HRE-25-1708

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(s) this **3rd** day of **February, 2025.**

Jason Brasel

Carolyn Brasel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Brasel and Carolyn Brasel,** the within named sellers, 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 official seal at Nashville, Tennessee, this **3rd** day of **February, 2025.**

Notary Public

My Commission Expires: 11/19/28

