WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244288 DEEDWARR
03/07/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20250307-0017338

File #25-TC-0712-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Omer Eugene Morris, Jr. and Tatiana Morris	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
712 Brindley Drive	**408 Highway 76**	**146 03 0 014.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

JAMES WILSON HARDWICK AND LARA BETH HARDWICK, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

OMER EUGENE MORRIS, JR. AND TATIANA MORRIS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of CREIGHTON MEADOWS ADDITION of record in Plat Book 3300, Page 90, 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 James Wilson Hardwick and Lara Beth Hardwick, husband and wife, by Warranty Deed from Michael T. Eble and wife, Sarah V. Eble, of record in Instrument No. 20210505-0060351, in the Register's Office of Davidson County, Tennessee, dated April 29, 2021, and recorded on May 05, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREIGHTON MEADOWS ADDITION, as recorded in Plat Book 3300, Page(s) 90.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3465, Page 196.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 712 Brindley Drive, Nashville, TN 37220.

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 hand(s) this the 6th day of March, 2025.

James Wilson Hardwick

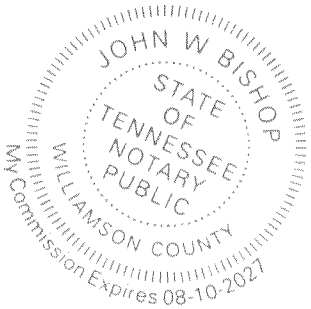
Lara Beth Hardwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2025, before me personally appeared James Wilson Hardwick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2025.

Notary Signature
My commission expires:

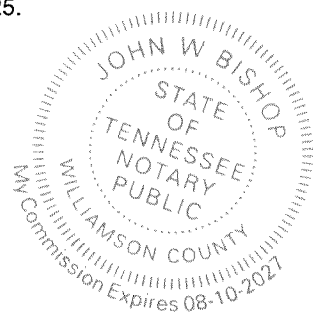


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2025, before me personally appeared Lara Beth Hardwick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of March, 2025.

Affiant Signature
Date 3/6/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

