Karen Johnson Davidson County
Batch# 1479086 DEEDWARR
10/01/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20261001-0090519

This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-10054-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2026.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kate Brown Requist and Loren Requist 137 Sequoyah Lane Nashville, TN 37221	New Owner	155 10 0A 072.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Heather C. Hardwick and Micah P. Hardwick, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Kate Brown Requist and Loren Requist, wife and husband** (individually and collectively, "Grantee"), 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. 33 on the Plan of MCCRORY TRACE ESTATES of record in Plat Book 6900, Pages 720 through 723, inclusive, and corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, 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 Heather C. Hardwick and Micah P. Hardwick, wife and husband, by Warranty Deed from Adrienne M. Nevin and Ryan Nevin, wife and husband, of record in Instrument No. 20180828-0085106, in the Register's Office of Davidson County, Tennessee, dated August 27, 2018, and recorded on August 28, 2018.

This is improved property located at: **137 Sequoyah Lane, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2026.

GRANTOR:

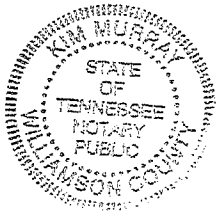
Micah P. Hardwick

Heather C. Hardwick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Micah P. Hardwick and Heather C. Hardwick, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2026.



Notary Public
My Commission expires: 2/23/30

I, Kirsten Virden, 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 9.29.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.29.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

