WARRANTY DEED

Bill Garrett Davidson County
Batch# 126342 DEEDWARR
08/08/2018 10:38:42 AM 2 pgs
Fees: $13.00 Taxes: $751.47

20180808-0077965

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070861

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karyn L. Meucci and Todd J. Meucci	New Owner	
(NAME)	(NAME)	
524 Shadow Glen Drive		161-16-0A-154.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THREE THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($203,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNACA S. HARRIS, F/K/A JENNACA SMITH AND BLAKE HARRIS, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARYN L. MEUCCI AND TODD J. MEUCCI, 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 Unit No. 154 on the plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record In Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-00886706, Instrument No. 20040720-0086707. Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, and Instrument No. 20050425-0045905, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennaca Smith, an unmarried woman by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20151002-0100639 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

Jennaca Smith has since married Blake Harris, who has resided in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 524 Shadow Glen Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 the 2nd day of August, 2018

Jennaca S. Harris

Blake Harris

STATE OF Tennessee
COUNTY OF Williamson

On this 2nd day of August, 2018, before me personally appeared Jennaca S. Harris and Blake Harris to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of August, 2018.

Deanna L Cooper
Notary Public
Commission Expires: 5/13/2022

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY