Karen Johnson Davidson County
Batch# 250691 DEEDWARR
07/01/2019 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190701-0063552

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Notary Public

My commission expires: 9/29/21

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Allen Harp	Legacy Home Loans	162 09 0A 039.00CO
5510 Country Drive Apt 39	4004 Hillsboro Pike, Ste. 216B	
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Debbie Harp, Executrix of the Estate of Edith C. Herald

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Allen Harp, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Being Townhouse No. 39, Building No. 7, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133, 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 J. C. Herald, Jr. and wife, Edith C. Herald, by warranty deed from Randall Phillips Builders, Inc. of record in Book 5149, page 300, Register's Office for Davidson County, Tennessee, dated May 16, 1977 and recorded on May 19, 1977.

The said J. C. Herald Jr. died on January 18, 2004, leaving Edith C. Herald as surviving tenant by the entirety. See Affidavit in Instrument Number 20050405-0037329 of the same Office. Edith C. Herald is now deceased and her Will authorizes the Executrix full power to convey subject property,

with said Will being entered into probate as Case No. 56C1-2018-PR-974 in the Chancery Court for Macon County, Tennessee.

This is **improved** property known as **5510 Country Drive Apt 39, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2019.

Estate of Edith C. Herald

Debbie Harp, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Debbie Harp, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Executrix of the estate of Edith C. Herald and that as Executrix she is authorized to execute the within instrument as Executrix and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2019.

Notary Public

My Commission Expires: 05/01/2021

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

