ADDRESS NEW OWNER AS:
Shayna Mordue
2420 Gardner Lane
Nashville, TN 37207

SEND TAX BILLS TO:
SAME AS NEW OWNER

Map/Group 097
Parcel 049.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 339060 DEEDWARR
01/06/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20200106-0001711

THIS DEED OF CONVEYANCE, executed and delivered by **TOMMY D. HARRIS**, married, and **WILLIAM C. MASON**, unmarried, hereinafter called the Grantors, to, **SHAYNA MORDUE**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being lot No. 62 on the Plan of Haynes Heights Subdivision, Section II, of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 100 feet on the westerly side of Gardner Lane and runs back 339.3 feet on the southerly line and 333.9 feet on the northerly line to a dead line in the rear on which it measures 122 feet.

The property is conveyed subject to all easements, setback lines, notes and all other matters shown on the above-referenced subdivision plat.

Being that same property conveyed to Tommy D. Harris, married, and William C. Mason, unmarried, by deed from Carrie Hoosier Mooreland, of record in Instrument Number 20191218-0130561, Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit recorded as Instrument Number 20200102-0000570, Register's Office for Davidson County, Tennessee.

The property conveyed herein has never been the marital residence of either of the Grantors named herein.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that, as to their respective interests, each Grantor has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that, that, as to their respective interests, each Grantor will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes for the current year have been prorated as of date of closing, with the Grantee to be responsible for payment of the current year taxes. Possession is granted date of deed.

IN WITNESS WHEREOF, the Grantor has hereunto set their signatures on the date indicated in the notary acknowledgement below.

TOMMY D. HARRIS

WILLIAM C. MASON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tommy D. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 3rd day of January, 2020.

NOTARY PUBLIC

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William C. Mason,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 3rd day of January, 2020.

NOTARY PUBLIC

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$165,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 3rd day of January, 2020.

NOTARY PUBLIC/Register

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)