Karen Johnson Davidson County
Batch# 385474 DEEDWARR
04/14/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200414-0038781

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $310,000

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of April 2020

Notary Public

My Commission expires 7/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Tanner Ryan Harris & Alexandra Jennings Harris
304 Finley Drive
Nashville, TN 37217
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 12013000600

WARRANTY DEED

20NT00432

Effective the 8 Day of April, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carina Angulo

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tanner Ryan Harris & Alexandra Jennings Harris

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan Finley Gardens, as of record in Book 2083, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 72 feet on the north side of Finley Drive and runs back between lines, 219 feet on the west line and 202.1 feet on the east line to a dead line in the rear on which it measures 75 feet.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Carina Angulo, by Warranty Deed from Elisa N. Rose, unmarried, dated 07/15,2019 and recorded 07/19/2019 as Document No. 20190719-0070760, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 304 Finley Dr, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8 day of Abril 2020

Carina Angulo

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Carina Angulo**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8 day of Abril 2020

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021