Karen Johnson Davidson County
Batch# 394145 DEEDWARR
04/30/2020 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20200430-0045354

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas J. Burns III	New Owner	
(NAME)	(NAME)	
239 5th Avenue North, Unit 503	8779 4th St.	93-61-B 503 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Almond, WI, 54909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE PATRICK HARRISON AND ALLISON MILLER HARRISON, TRUSTEES OF THE HARRISON REVOCABLE LIVING TRUST DATED APRIL 13, 2009**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS J. BURNS III**, 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 K 503 and one parking space, Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067, amended at Instrument Nos. 20060324-0034091,20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 and 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, Trustees of The Harrison Revocable Living Trust Dated April 13, 2009, by Warranty Deed of record in Instrument No. 20180614-0057101 and Scrivener's Affidavit of record in Instrument No. 20180618-0058319, Register's Office for Davidson County, Tennessee.

Quitclaim Deed from George Patrick Harrison and Allison Miller Harrison F/K/A Allison Miller to George Patrick Harrison and Allison Miller Harrison, husband and wife, of record in Instrument No. 20181004-0098490, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 239 5th Avenue North, Unit 503, Nashville, TN 37219
(House Number) (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 hand this 23rd day of April, 2020

THE HARRISON REVOCABLE LIVING TRUST DATED APRIL 13, 2009

BY: _____, Trustee

GEORGE PATRICK HARRISON, TRUSTEE

BY: Allison Miller Harrison, Trustee

ALLISON MILLER HARRISON, TRUSTEE

_____

GEORGE PATRICK HARRISON, INDIVIDUALLY

Allison Miller Harrison

ALLISON MILLER HARRISON, INDIVIDUALLY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, George Patrick Harrison and Allison Miller Harrison with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Harrison Revocable Living Trust Dated April 13, 2009, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 23rd day of April, 2020.

Commission expires:
5/5/20

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Patrick Harrison and Allison Miller Harrison, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2020.

TIMOTHY KYLE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020

NOTARY PUBLIC

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022