WARRANTY DEED

Karen Johnson Davidson County
Batch# 406890 DEEDWARR
05/28/2020 09:13:59 AM 2 pgs
Fees: $13.00 Taxes: $810.30

20200528-0054794

O-VRES-20-6322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2020.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert W. Royer and Matthew Robert Royer	**New Owner**	
(NAME)	(NAME)	
6322 Old Hickory Boulevard		**039-00-0-013.02**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY E. HARRIS AND NACHILAH HARRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. ROYER, A MARRIED MAN, AND MATTHEW ROBERT ROYER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract of parcel of land in Davidson County,, Tennessee, described as follows, to wit:

Beginning at a point in the center of Old Hickory Boulevard, said point lying northeasterly along the center of said Boulevard 50 feet from the intersection of the center lines of said Boulevard and Carnery Road; thence South 86 degrees East, passing an iron pin in the southeasterly margin of said Boulevard at 34.5 feet and continuing in the same direction along Carney's northerly line, in all 480.5 feet to a poplar stump at Carney's northeast corner; thence with Gardner's westerly line North 1 degree 04 minutes West 75 feet to a point at the southeast corner of the 2 acre tract as shown on said survey; thence with the southerly line of said 2 acre tract North 86 degrees West 185 feet, more or less, to a point; thence with the same North 64 degrees 41 minutes West, passing an iron pin in the southeasterly line of said Boulevard at 172.5 feet, and continuing in the same direction, in all, 203.6 feet to a point in the center of said Boulevard; thence with the center of said Boulevard South 35 degrees 19 minutes West 44.2 feet and South 38 degrees 48 minutes West 134.8 feet to the beginning, containing 1 acre, more or less, according to a survey made by Hickerson and Johnson, Engineers, dated June 5, 1962.

Being the same property conveyed to James Edward Harris and wife, Andrea Laverne Harris by Warranty Deed from Dorothy Carney, of record in Book 9024, Page 803, Register's Office for Davidson County, Tennessee, dated June 30, 1993 and recorded on July 20, 1993.

Being the same property conveyed to Jerry E. Harris by Quitclaim deed from James Edward Harris and wife, Andrea Laverne Harris, of record in Book 10617, Page 314, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 22, 1997.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6322 Old Hickory Boulevard, Whites Creek, Tennessee 37189-9209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd DAY OF MAY, 2020.

Jerry E. Harris

Nachilah Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY E. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NACHILAH HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212