Karen Johnson Davidson County
Batch# 409847 DEEDWARR
06/03/2020 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200603-0057216

**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: $ 225,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of May, 2020.

Carol M Holmes
Notary Public
My Commission expires: 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

**NAME AND ADDRESS OF PROPERTY OWNER:**
**THOR JOHNSON**
4350 Setters Rd
Nashville TN 37218

**SEND TAX BILLS TO:**
NEW OWNER

**MAP AND PARCEL NUMBER: Tax ID: 06902006200**

# WARRANTY DEED
**20NT01209**

Effective the 22nd day of May, 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,

**ANDREW BENNETT HARRIS A/K/A ANDREW B. HARRIS, DEVISEE OF THE LAST WILL AND TESTAMENT OF ANDREW JACKSON HARRIS, DECEASED**

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

**THOR E. JOHNSON, unmarried**

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

Land in Davidson County, Tennessee, described as follows:

Lot 101, Section II, Enchanted Hills Subdivision, as shown on Plat of Record in Book 3700, Page 27, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Andrew B. Harris, as sole heir of Andrew Jackson Harris, by Quitclaim Deed from Andrew B. Harris is the executor of the will of his father, Andrew Jackson Harris under the probate of the estate of Andrew Jackson Harris opened on April 5, 2017, Case # 17P376 in the Probate Court of Davidson County, Tennessee, dated 07/28/2017 and recorded 08/03/2017 as Instrument No. 20170803-0079088, Register's Office for Davidson County, Tennessee and Order to Close dated July 20, 2018 and recorded July 20, 2018 in the Seventh Circuit Court for Davidson County, Tennessee.

This is an improved property commonly known as 4350 Setters Rd, Nashville, TN 37218

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 my hand this the 22nd day of May, 2020**

Andrew Bennett Harris /AKA/ Andrew B. Harris

**ANDREW BENNETT HARRIS A/K/A ANDREW B. HARRIS**

State of TENNESSEE
County of

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ANDREW BENNETT HARRIS A/K/A ANDREW B. HARRIS,** 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 persons executed the within instrument for the purposes therein contained.

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

Notary Public
My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

# True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

