Karen Johnson Davidson County
Batch# 420889 DEEDWARR
06/19/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20200619-0065141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Brianna Bartelsmeyer Turner, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-052192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Neal and Emma Neal	Send to new owner	142-15-0-026.00
(NAME)	(NAME)	
600 Harpeth Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty-Four Thousand And No/100 Dollars ($364,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHERI L. NOBLE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MATTHEW NEAL AND EMMA NEAL, HUSBAND AND WIFE,
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 Lot No. 107 on the Plan of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aubry Dawn Noble and Shea Fawn Edwards, as a married couple, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20121107-0103007 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on November 07, 2012 and Scrivener's Affidavit recorded in

February 22, 2016, in Instrument No. 20160222-0016454. (Value of consideration shown in aforementioned deed $129,950.00.)

Being the same property conveyed to Shea Fawn Edwards by Quitclaim Deed from Aubry Dawn Noble, married, of record in Instrument No. 20130625-0065282 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on June 25, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Shea Fawn Edwards and Sheri L. Noble, Joint Tenants with right of survivorship, by Quitclaim Deed from Shea Fawn Edwards of record in Instrument No. 20140128-0007775 Register's Office for Davidson County, Tennessee, dated January 28, 2014 and recorded on January 28, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sheri L. Noble by Quitclaim Deed from Shea Fawn Edwards of record in Instrument No. 20140516-0042381 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 16, 2014. (Value of consideration shown in aforementioned deed $0.00.)

unimproved ☐
This is ☒ property, known as 600 Harpeth Bend Drive, Nashville, TN 37221
improved

(House No.) (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 our hands this 16th day of June, 2020.

Sheri L. Noble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2020, before me personally appeared Sheri L. Noble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

BRIANNA BARTELSMEYER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

