Karen Johnson Davidson County
Batch# 428549 **DEEDWARR**
06/30/2020 12:43:39 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200630-0070732

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00.**

Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Notary Public

My commission expires: 3/7/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Steven Christopher Harrah and Steven D. Harrah	NEW OWNER	**135-16-0-015.00**
2649 Mossdale Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ronald J. Barnes and wife, Claire O. Barnes

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Steven Christopher Harrah, a single man and Steven D. Harrah, a married man
as Tenants in Common with the Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 594 on the Plan of Section 13, Edge-O-Lake Estates of record in Plat Book 4175, Page 33, 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 Ronald J. Barnes and wife, Claire O. Barnes by Warranty deed from Clyde D. Hicks and wife, Mary Ann Hicks of record in Book 7223, page 301, Register's Office for Davidson County, Tennessee, dated April 30, 1987 and recorded on May 04, 1987.

This is improved property known as **2649 Mossdale Drive, Nashville, TN 37217.**

SP 11/2015

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-KH-20-2469

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of June, 2020.

Ronald J. Barnes

Claire O. Barnes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ronald J. Barnes and Claire O. Barnes, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of June, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000189-529

SP 11/2015