Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1923TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2020.

Notary Public

My Commission Expiration: 4-11-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-11-2023

Karen Johnson Davidson County
Batch# 429234 DEEDWARR
07/01/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20200701-0071119

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Adam J. Nelson 3205 Briarwick Drive Nashville, TN 37218	**SAME AS NEW OWNER.**	080-12-0-078.00

WARRANTY DEED

FOR AND IN 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 W. Harvell, Jr. and Janice E. Harvell, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam J. Nelson, an unmarried man** 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:

Property known as: 3205 Briarwick Drive, Nashville, TN 37218, County of Davidson

Being Lot No. 106 on the plan of Bordeaux Hills Addition, as of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George W. Harvell, Jr. and Janice E. Harvell, husband and wife, by Warranty Deed from Janice E. Harvell, dated 06/12/2018 and recorded 06/12/2018 in Instrument No. 20180612-0056227, said Register's Office.

Tax Map and Parcel ID: 080-12-0-078.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3205 Briarwick Drive, 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; 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 unemcumbered, 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 30th day of June, 2020.

George W. Harvell, Jr.

Janice E. Harvell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2020, before me personally appeared **George W. Harvell, Jr. and Janice E. Harvell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of June, 2020.

Notary Public

MICHAEL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY Commission Expires Oct. 3, 2020

Commission Expiration: 12.05.2022

LTE File No.: 20-1923TN

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:

