Karen Johnson Davidson County
Batch# 431312 **DEEDWARR**
07/06/2020 04:18:26 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20200706-0072578

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of July, 2020.

NOTARY PUBLIC

My commission expires: March 8, 2021

STATE OF TENNESSEE NOTARY PUBLIC EXP. Mar. 08, 2021 GABRIEL PLEDGER DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stacey Irene Harwell-Dye and Jonathan Thomas Harwell-Dye	SAME AS NEW OWNER	09615005200
(NAME)	(NAME)	
3109 Boulder Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelsi Pointer and Cody D. Pointer, wife and husband,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Stacey Irene Harwell-Dye and Jonathan Thomas Harwell-Dye, wife and husband**, hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hickory Bend, Section III, as shown by plat of record in Plat Book 3600, Page 42, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kelsi Hammers, a single woman by deed from Zachary Scott Evans, unmarried, and Kevin L. Hammers, unmarried, dated 05/04/2015, of record in Instrument No. 20150511-0042583, Register's Office of Davidson County, Tennessee.

Kelsi Hammers having since married and is now known as Kelsi Pointer.

This property is __unimproved _X_improved property known as: 3109 Boulder Park Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of July, 2020.

Kelsi Pointer

Cody D. Pointer

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 2nd day of July, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122