Karen Johnson Davidson County
Batch# 432419 DEEDWARR
07/08/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200708-0073711

Name and Address of New Owner:
Vickie S. Hill and James G. Seaborn
4009 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05910008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Estate of Douglas Harris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vickie S. Hill and James G. Seaborn, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING WT NO. 20 ON THE PLAN OF SECTION ONE, HAYNES ESTATES, OF RECORD IN PLAT BOOK 3700, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS HARRIS BY WARRANTY DEED FROM HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, RECORDED ON SEPTEMBER 30, 2010, OF RECORD IN INSTRUMENT NO. 20100930-0078010, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. THE SAID DOUGLAS HARRIS DIED OCTOBER 19, 2019 AND BY HIS LAST WILL AND TESTAMENT DATED NOVEMBER 13, 2015, THE SAID PROPERTY WAS BEQUEATHED TO SONJA BOWERS, LORIE ROBINSON, LORY ROBINSON, CHERYL HARRIS BIGSBY, VALENCIA HARRIS BOONE AND TERRY ROBINSON.

THIS IS IMPROVED PROPERTY KNOWN AS 4009 BUENA VISTA PIKE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of July, 2020.

The Estate of Douglas Harris

By: _____ (SEAL)
Sonja Bowers, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2020, before me personally appeared Sonja Bowers 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of July, 2020.

_____
Notary Signature
My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of July, 2020.

Notary Public
My commission expires: 7-6-20
File No. 2020-1292

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY