2020-429

WARRANTY DEED

Karen Johnson Davidson County
Batch# 434651 DEEDWARR
07/10/2020 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200710-0075235

R-VRES-20-1419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Edward Goodman and Kendall Grayson Brower	THE MORTGAGE FIRM, INC	
(NAME)	(NAME)	
1419 Sumner Avenue	921 DOUGLAS AVE #200	**083-05-0-334.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	ALTAMONTE SPRINGS, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA F. HARRIS AND KATHERINE HARRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM EDWARD GOODMAN AND KENDALL GRAYSON BROWER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27 on the Plan of Map of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, 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 Joshua F. Harris and Katherine Harris, husband and wife by Warranty deed from Allison J. Edwards, an unmarried woman of record in Instrument No. 20100729-0059549 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 29, 2010.

THIS instrument is being executed in behalf of JOSHUA F. HARRIS pursuant to a Power of Attorney executed by same on the _____ day of _____, 2020, and being filed for record in Instrument No. _202007100075233____, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of KATHERINE HARRIS pursuant to a Power of Attorney executed by same on the _____ day of _____, 2020, and being filed for record in Instrument No. __202007100075234___, and being recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1419 Sumner Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JULY, 2020.

Joshua F. Harris by Kaz Arbogast as Attorney in Fact

Katherine Harris by Kaz Arbogast as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSHUA F. HARRIS AND KATHERINE HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA F. HARRIS AND KATHERINE HARRIS.

Witness my hand and official seal, this the 7th of July, 2020.

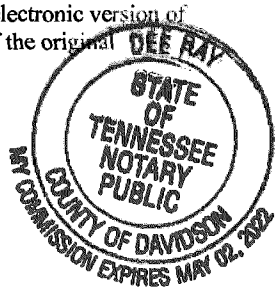
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public