Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**Please Return to:**
**Main Street Title, Inc.**
**971 Benders Ferry Rd.**
**Mount Juliet, TN 37122**

2020-345

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $249,000.00.

Affiant

Subscribed and sworn to before me this 10th day of July, 2020.

Notary Public
My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**MY COMMISSION EXPIRES: JUNE 07, 2022**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Brian Harris | | |
| 735 Tulip Grove Road #333 | NEW OWNER | 075-12-0F-039.00-CO |
| Hermitage, TN, 37076 | | |

Karen Johnson Davidson County
Batch# 435662 DEEDWARR
07/10/2020 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20200710-0075833

## 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

**Lonnie J. Elam and Veronica Michelle Vaughn Elam, husband and wife,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Brian Harris, a single man,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, Being Lot 39, AKA Unit 333, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050517-0055768, in the 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 Lonnie J. Elam, a married man by Quitclaim deed from Lonnie J. Elam, a married man who acquired title as a single man of record in Instrument No. 20200116-0005814 Register's Office for Davidson County, Tennessee, dated November 30, 2019 and recorded on January 16, 2020. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 735 Tulip Grove Road Nashville, Tennessee 37076.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **735 Tulip Grove Road #333, Hermitage, TN 37076.**

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 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 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 our hands this 10th day of July, 2020.

Lonnie J. Elam

Veronica Michelle Vaughn Elam

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie J. Elam and Veronica Michelle Vaughn Elam, 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 at Nashville, Tennessee, this 10th day of July, 2020.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/20/2023

# True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

