Karen Johnson Davidson County Batch# 443229 **DEEDWARR** 07/23/2020 12:58:12 PM 2 pgs Fees: $13.00 Taxes: $1,130.35 20200723-0081215	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $305,500.00 Affiant Subscribed and sworn to before me, this 20 day of July, 20. Notary Public My commission expires: 7/9/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kayla D. McKenzie	new owner	**058090A25400CO**
2808 Cato Ridge Drive		
Nashville, TN 37218		

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 ACKNOWLEDGE, WE,

Emogene E. Harris, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kayla D. McKenzie, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 258, on the Plan of Jordan's Ridge at Eaton's Creek, Phase 9, of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Emogene E. Harris, married to Thomas L. Harris, Sr., by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 16, 2011, of record in Instrument No. 20110819-0064338, Register's Office for Davidson County, Tennessee. Emogene E. Harris, a widow, conveyed subject property to Emogene E. Harris, a widow, by Quitclaim Deed, dated March 13, 2018, of record in Instrument No. 20180315-0024538, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Instrument No. 200001011-0100954, Instrument No. 20031010-0150887, Instrument No. 20060126-0009689 and Instrument No. 20070112-0005338, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JW-SB-RR-20-2808

Storm Water Maintenance Agreement of record in Instrument No. 20080128-0008551, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2808 Cato Ridge 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 in 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.

Emogene Harris Date: 07/20/20
Emogene E. Harris

_____ Date: _____

STATE OF South Carolina

COUNTY OF Dorchester

Personally appeared before me, a Notary Public of said County and State, Emogene E. Harris, the within named Grantor(s), 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, at office, this 20 day of July, 2020

Judith Bayne
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 5, 2023

JUDITH BAYNE NOTARY PUBLIC SOUTH CAROLINA