Name and Address of New Owner:
AllStar Properties
801 East Old Hickory Boulevard
Ste. 160
Nashville, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 452142 DEEDWARRSP
08/06/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200806-0087732

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-14-0-024.00

SPECIAL 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, **Glenn A. Harris and Judith G. Harris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AllStar Properties, a Tennessee Partnership** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Glenn A. Harris Subdivision, of record in Plat Book 8250, Page 589, 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 a portion of the same property conveyed to Glenn A. Harris and wife, Judith G. Harris by Installment Deed from Robert C. Ash, E. C. Chance, Homer E. Chance, J. R. Compton, Larry Compton, Jefferson C. Pennington, Juanita Pettus and Robert L. Pettus, of record in Book 6345, Page 888, Register's Office for Davidson County , Tennessee, dated July 16, 1984 and recorded on July 26, 1984.

Being a portion of the same property conveyed to Glenn A. Harris and wife, Judith G. Harris, as tenants in common, by Quitclaim Deed to create a tenancy in common from Glenn A. Harris and Judith G. Harris and Michael D. Sontag, of record in Book 10206, Page 166, Register's Office for Davidson County , Tennessee, dated September 24, 1996 and recorded on September 27, 1996.

Being also known as 711 Old Hickory Boulevard, Madison, TN 37115-4154

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 5th day of August, 2020.

Glenn A. Harris

Judith G. Harris

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Glenn A. Harris and Judith G. Harris**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of August, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/24

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 **$375,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shannon M. Day
(Affiant)

Sworn to and subscribed before me this
5th day of August, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/24

File No. 2020-956

202008060087732

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON