WHEN RECORDED MAIL TO:
NETCO
930 S BELL BLVD, SUITE 206
CEDAR PARK, TX 78613

Karen Johnson Davidson County
Batch# 452329 DEEDWARR
08/07/2020 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20200807-0087972

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JUSTIN HARRIS	JUSTIN HARRIS	083-04-0-245.00
2907 EASTLAND AVENUE NASHVILLE, TN 37206	2907 EASTLAND AVENUE NASHVILLE, TN 37206	

For good consideration in the amount of Four Hundred Forty-Five Thousand and 00/100 ($445,000.00) Dollars, I (We) **MITCHELL WIEST AND KRISTINA WIEST, HUSBAND AND WIFE,** whose mailing address is 2009 BRECKENRIDGE DRIVE, MT JULIET, TN 37122, hereby bargain, deed and convey to **JUSTIN HARRIS, A SINGLE PERSON,** whose mailing address is 2907 EASTLAND AVENUE, NASHVILLE, TN 37206, the following described land in WILSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 401 ON THE PLAN OF DUGGER HEIGHTS, SECTION IV OF RECORD IN PLAT BOOK 2083, PAGE 86, 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 OR A PORTION OF THE SAME PROPERTY CONVEYED TO MITCHELL WIEST AND KRISTINA WIEST, HUSBAND AND WIFE BY INSTRUMENT DATED NOVEMBER 15, 2017 FROM IDEAL SOLUTIONS, LLC FILED ON NOVEMBER 10, 2017 AS DOCUMENT NUMBER 201711150117307 AND IN BOOK AT PAGE IN THE DAVIDSON COUNTY RECORDS.

APN: 083-04-0-245.00

Property Address: 2907 EASTLAND AVENUE, NASHVILLE, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 14 day of July 2020.

MITCHELL WIEST

KRISTINA WIEST

STATE OF TN)
) SS.
COUNTY OF Wilson)

On this 14 day of July 2020, before me personally appeared **MITCHELL WIEST AND KRISTINA WIEST,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 6/19/22

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Laura Cooper

Signature of Affiant

STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 14th day of July, 2020.

Notary Public
My Commission Expires:

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Name and address for person(s) responsible for taxes:
JUSTIN HARRIS
2907 EASTLAND AVENUE
NASHVILLE, TN 37206

Name and Address of property owner:
JUSTIN HARRIS
2907 EASTLAND AVENUE
NASHVILLE, TN 37206

True Copy Certification

I, Summer Barton, do hereby make oath that I am the 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.

Summer Barton

State of Tennessee}
County of Wilson}

Personally, appeared before me, Edward A Cooper, a notary public for this county and state, Summer Barton, 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: 03/08/2021

