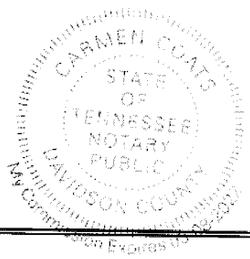
Karen Johnson Davidson County
Batch# 485016 DEEDWARR
09/29/2020 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20200929-0111825




| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 35747-09-2020 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br>Emily Dudley<br>Affiant<br><br>Subscribed and sworn to before me this 25th day of September, 2020.<br>Carmen Coats<br>Notary Public<br>My Commission Expires: |

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Harmony R. Theory<br>Edde Theory<br>Valeri Ramirez<br>6120 Stillmeadow Drive<br>Nashville, TN 37211 | Redfin Mortgage, LLC<br>2611 Internet Blvd. Suite 201<br>Frisco, TX 75034 | Map and Parcel No.:<br>17202009000 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brock Short, Jr., a married man, and Brock D. Short, a married man (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Harmony R. Theory and Edde Theory, a married couple and Valerie Ramirez, an unmarried person (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6120 Stillmeadow Drive, Nashville, Davidson County, Tennessee 37211.

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

Grantor Brock D. Short hereby represents and warrants that the subject property has never been his marital residence.

Brittany Short, wife of Grantor Brock Short, Jr., hereby joins in the execution of this instrument for the purpose of conveying all of her interest in the subject property, marital or otherwise, to the Grantees.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of September, 2020.

Brock Short, Jr.

Brock D. Short

Brittany Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock Short, Jr., Brock D. Short, and Brittany Short, 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, at office, this 25th day of September, 2020.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section Five, Myrtlewood Estates, as of record in Plat Book 6250, pages 910 and 911, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brock Short, Jr. and Brock D. Short, as tenants in common, by deed dated December 10, 2004 from Glenda N. Jordan, married of record in Instrument No. 20041213-0148011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 17202009000.
2. Restrictive Covenants contained in an instrument of record in Book 6544, page 915, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6250, pages 910 and 911, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022