WARRANTY DEED

Karen Johnson Davidson County
Batch# 502078 **DEEDWARR**
10/27/2020 03:44:14 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20201027-0124381

G-VRES-20-01108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren C. Comet	**CapStar Bank**	
(NAME)	(NAME)	
1108 N 5th St	**2002 Richard Jones Road, Suite A300**	**082-03-0-511.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE Y HARRISON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN C. COMET, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 of Block "A" on the Plan of Richrroson's Addition to East Nashville of record in Plat Book 161, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 50 feet on the westerly side of North Fifth Street, and runs back between parallel lines 165 feet to an alley

Being the same property conveyed to William L. Harrison and wife, Mary J. Harrison by Warranty Deed from L. C. McKee and wife, Mary McKee of record in Book 3221, Page 203, Register's Office for Davidson County, Tennessee. The said William L. Harrison having since died on April 13, 1980, leaving the said Mary J. Harrison as tenant by the entirety.

Further being the same property conveyed to Mary J. Harrison and Catherine Y. Harrison, by Quitclaim Deed from Mary J. Harrison, of record in Instrument No. 20080915-0094100, Register's Office for Davidson, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument Number 20081118-0113696, said Register's Office.

The said Mary J. Harrison having since died intestate on November, 26th, 2014, leaving Pamela Harrison, Luvenia Harrison, Catherine Harrison, Charles E. Harrison and William Lee Harrison, Jr. as her heirs at law per Affidavits of Heirship, of record in Instrument Nos. 20201027-0124376 and 20201027-0124377, Register's Office for Davdison County, Tennessee.

The said William Lee Harrison, Jr. having since died intestate on September 2, 2019, leaving Nellie Harrison, William Lee Harrison, III, Miguel Harrison and Marcus Harrison as his heirs at law per Affidavits of Heirship, of record in Instrument Nos. 20201027-0124378 and 20201027-0124379, Register's Office for Davdison County, Tennessee.

Further being the same property conveyed to Catherine Y. Harrison by Quitclaim Deed from Pamela Harrison, Luvenia Harrison, Charles E. Harrison, Nellie Harrison, William Lee Harrison, III, Miguel Harrison and Marcus Harrison, of record in Instrument No. 20201027-0124380 and _____, Register's Office for Davdison County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1108 N 5th St, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd DAY OF OCTOBER, 2020.

Catherine Y Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE Y HARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212