Name and Address of New Owner:
Glenn Harris and Judy Harris
1248 Neelys Bend Rd
Madison, TN 37115

Karen Johnson Davidson County
Batch# 527976 DEEDWARR
12/09/2020 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20201209-0143466

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No: 052-16-0-049.00

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, **Peggy J. Poss, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn A. Harris and Judith G. Harris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, in the 11th Civil District, described according to a survey by Hal R. Swann, Jr., Surveyor, as Tract No. 2, dated April 5, 1959, as follows:

BEGINNING at a point 324.78 feet northeast from a marker on the northeast corner of School Pass and Berwick Trail, being the southeasterly corner of Tract One (Map/Par 052-16-0-050.00); thence North 26 degrees 23 minutes East 106 feet to a point; thence North 61 degrees 38 minutes West 200 feet to a point; thence South 26 degrees 23 minutes West 106 feet to a point; thence South 61 degrees 38 minutes East 200 feet to the point of beginning.

Being the same property conveyed to Benjamin C. Poss and wife, Peggy J. Poss, by Warranty Deed from Mark A. Oldham and wife, Denise E. Oldham, of record in Book 6528 , page 120, Register's Office for Davidson County, Tennessee, dated April 05, 1985 and recorded on April 08, 1985. The said Benjamin C. Poss having since died on June 25, 2014.

Being also known as 316 School Pass, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2020.

Peggy J. Poss by Donna Joyce Brooks (SEAL)
Peggy J. Poss by Donna Joyce Brooks,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of December, 2020, before me personally appeared **Donna Joyce Brooks** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Peggy J. Poss,** and acknowledged that she executed the same as the free act and deed of the said **Peggy J. Poss.**

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 1st day of December, 2020.

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

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 $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of December, 2020.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanie L. Gregory
Notary Public
My commission expires: 7-5-2021

File No. 2020-1232

202012090143466

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

202012090143466