NEW OWNER:
Emma G. Sturgill & Nora J Foegeding
1312 Riverside Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
083-03-0-130-00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-418

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 528611 DEEDWARR
12/10/2020 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.13
20201210-0144311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($624,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Christopher Scott Harris, a married man and Zachary Van Es, a married man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Emma Gray Sturgill and Nora J. Foegeding, tenants in common with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Minnie F. Martin's Subdivision of Lot No. 58 and Part of Lot No. 59 of the Brownsville Tract, of record in Plat Book 547, Page 137, 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 conveyed to Christopher Scott Harris, a married man and Zachary Van Es, a married man by Warranty Deed from John S. Blackwell and Randall Fuller of record in Instrument No. 20190502-0040830 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on May 02, 2019.

Being also known as 1312 Riverside Drive, Nashville, Tennessee 372061436.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of December, 2020.

Christopher Scott Harris

Zachary Van Es By Christopher Scott Harris A.I.F.

Zachary Van Es

By: _____
Christopher Scott Harris, his Attorney-In-Fact
Pursuant to Power of Attorney of Record RODCT,
Book _____, Page 202012100144310

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christopher Scott Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2020.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 07-11-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Christopher Scott Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, Zachary Van Es, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2020.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
NOTARY PUBLIC

My Commission expires: 07-11-2021

****

The actual consideration or value, whichever is greater, for this transfer is $ **624,900.00.**

AFFIANT

Sworn to and subscribed to before me this 3 day of December, 2020.

NOTARY PUBLIC

My commission expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731