This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9858-RR

Karen Johnson Davidson County
Batch# 535000 DEEDWARR
12/16/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20201216-0148220

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9858-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $362,500.00.

Madelin Keeling
Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of December, 2020.

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alex Nash and Meredith Nash 4872 Rainer Drive Old Hickory, TN 37138	JPMorgan Chase Bank, N.A. 3415 Vision Drive Columbus, OH 43219	065-05-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Taylor Harris and wife Loree Elizabeth Harris**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alex A. Nash, a married man, Meredith L Nash, his wife, Joint Tenants with Full Rights of Survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 394 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 394 fronts 85 feet on the northerly side of Rainer Driver and runs back northwardly between lines 145 feet on the westerly side and 145 feet on the easterly side to a line at the rear measuring 85 feet thereon.

Being the same property conveyed to William Taylor Harris, and wife, Loree Elizabeth Harris by Warranty deed from Marty Eastes aka Marvin Eastes for Janet C. Estates aka Janet Eastes of record in Instrument No. 20200715-0077654 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020

This is improved property located at: **4872 Rainer Drive, Old Hickory, TN 37138**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2020.

GRANTOR:

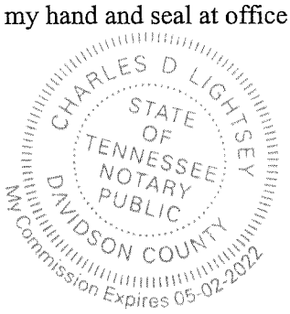
William Taylor Harris

Loree Elizabeth Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Taylor Harris and Loree Elizabeth Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2020.



Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

