Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1608

Karen Johnson Davidson County
Batch# 542011 DEEDWARR
12/23/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,959.15
20201223-0153083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Lance, married and Kim Lance married, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Michelle Harris and Nicholas Owen Harris, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2, on the plan of HOMES AT 15431 and 15433 OLD HICKORY BOULEVARD, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190312-0022722, Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Tyler Lance, married and Kim Lance, married, as joint tenants with the right of survivorship by deed from Nancy S. Forshee, unmarried, dated November 26, 2018, of record in Inst. No. 20181129-0116569, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the Grantor or Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 15431 Old Hickory Boulevard, Nashville, TN 37211

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Nicholas O. Harris Sarah Michelle Harris 15431 Old Hickory Boulevard Nashville, TN 37211	Highlands Residential Mortgage 12001 N. Central Expressway, Ste 750 Dallas, TX 75243	161-14-0E-002.00

WITNESS THE EXECUTION HEREOF this 15th day of December, 2020.

Tyler Lance **Kim Lance**

State of Tennessee)
County of Davidson)

On this 15th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Lance and Kim Lance, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 529,500.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2020.

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

