This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10151-SM

Karen Johnson Davidson County
Batch# 542274 DEEDWARR
12/28/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20201228-0153442

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

Notary Public
My Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Francis Leake 300 Elysian Fields Road Nashville, TN 37211	New Owner	133-11-0-089

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, **Roy Harris and Amy Harris**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Francis Leake**, 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two, Valley View Meadows of record in Book 3600, Page 60, 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. 69 fronts 76.93 feet on the northerly side of Elysian Fields Road, and extends back 124.97 feet on the easterly line and 126.28 feet on the westerly line to a dead line, measuring 83.93 feet thereon.

Being the same property conveyed to Roy Harris and wife, Diana L. Harris, by Warranty Deed from William T. Stallings and wife, Debra M. Stallings, of record in Book 7865, Page 796, Register's Office for Davidson County, Tennessee, dated June 15, 1989 and recorded on June 15, 1989.

The said Diana L. Harris having since died March 23, 2005, leaving Roy Harris as surviving Tenant by the Entirety.

This is ☒ improved or ☐ unimproved property located at: **300 Elysian Fields Road, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet 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 22nd day of December, 2020.

GRANTOR:

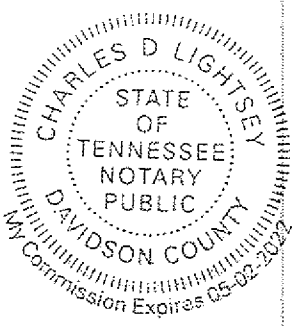
Roy Harris

Amy Harris

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roy Harris and Amy 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 22nd day of December, 2020.



Notary Public
My Commission expires: 5/2/22

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021