Karen Johnson Davidson County
Batch# 546251 DEEDWARR
01/05/2021 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210105-0001233

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3846

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brianne Sheetz 1101 Lilly Valley Way Nashville, TN 37209	new owner	102-13-0B-001.00-CO

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kenneth Paul Harris, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brianne Sheetz, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 1 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth Paul Harris by Warranty Deed from Beazer

Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20180214-0014632 Register's Office for Davidson County, Tennessee, dated February 14, 2018 and recorded on February 14, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1101 Lilly Valley Way, Nashville, TN 37209

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, her heirs and assigns forever; and I so covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

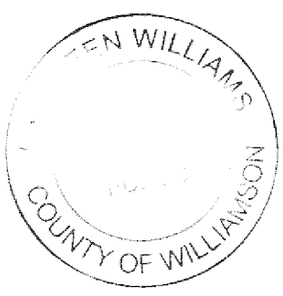
Dated this the 18th day of December, 2020.

Kenneth Paul Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Paul Harris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of December, 2020.



Notary Public
My Commission Expires: 5-23-23

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23