This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10050-SM

Karen Johnson Davidson County
Batch# 549548 DEEDWARR
01/07/2021 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20210107-0003527

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 7th day of January, 2021.

Notary Public
My Commission Expires: 1/2/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amelia Gibson 1417 9th Avenue North Nashville, TN 37208	New Owner	081-12-0F-002.00-C

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Mark Harmon and Pamela Ann Harmon, Co-Trustees of the Harmon Family Trust, dated January 5, 2007**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amelia Gibson, 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 B on the Plan of The Lee Andrew's Corner at Cheatham Place Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration and Master Deed in Instrument No. 20070105-0002242, amended in Instrument No. 20140903-0080446, 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 Thomas Mark Harmon and Pamela Ann Harmon, Co-Trustees, The Harmon Family Trust dated January 5, 2007, as amended, by Quitclaim Deed from Thomas M. Harmon and Pamela A. Harmon, husband and wife, of record in Instrument No. 20181010-0100314, Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 10, 2018; and further being the same property conveyed to Mark M. Harmon and Pamela A. Harmon, husband and wife, by Warranty Deed from Joseph L. Perry, a single man, of record in Instrument No. 20080630-0067384, said Register's Office, dated June 20, 2008 and recorded on June 30, 2008. Also see Scrivener's Affidavit in Instrument No. 20170914-0093967, said Register's Office, correcting Grantee's names in said Warranty Deed from "Mark M. Harmon and Pamela A. Harmon, husband and wife" to "Thomas M. Harmon and Pamela A. Harmon, husband and wife."

This is ☒ improved or ☐ unimproved property located at: **1417 9th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 7th day of January, 2021.

GRANTOR:

The Harmon Family Trust, dated January 5, 2007

By: _____ Co-Trustee
Thomas Mark Harmon, Co-Trustee

By: Pamela Ann Harmon CoTrustee
Pamela Ann Harmon, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Mark Harmon and Pamela Ann Harmon, Co-Trustees of the Harmon Family Trust, dated January 5, 2007, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of January, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dellona Johnson, a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

ANA LOWSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY