Karen Johnson Davidson County
Batch# 554122 DEEDWARR
01/14/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210114-0006479

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0987

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of January, 2021

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

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Dorning 3139 Earhart Road Hermitage, TN 37076	Bank of Tennessee 301 East Center Street Kingsport, TN 37660	098-00-0-068.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dennis E. Harris, a widower

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

Stephen Dorning, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourth Civil District of Davidson County, Tennessee, a Plat entitled "Revision to Parcel #68 Thomas E. Harris Prop." which is of record in Book 5190, page 163 in the Register's Office for Davidson County, Tennessee being more particularly described as:

Said tract begins at a concrete monument in the northerly margin of Earhart Road and thence north 48 degrees 08 minutes east 35.29 feet to an iron pin; thence north 40 degrees 49 minutes east 149.10 feet to an iron pin; thence north 66 degrees 05 minutes east 236.50 feet to a point; thence south 86 degrees 35 minutes east 64.71 feet to a point; thence south 0 degrees 24 minutes west 157.38 feet to an iron pin; thence smith 87 degrees 54 minutes west 261.69 feet to an iron pin; thence south 48 degrees 08 minutes west 137.01 feet to a concrete monument in the northerly margin of Earhart Road; thence with Said margin of said road around a slight

curve 50.02 feet to the beginning and containing 1.02 acres, more or less.

Being the same property conveyed to Dennis E. Harris and wife, Patricia J. Harris by Warranty deed from Thomas E. Harris and wife, Virginia W. Harris of record in Book 5338, page 832, Register's Office for Davidson County, Tennessee, dated September 16, 1978 and recorded on September 18, 1978. The said Patricia J. Harris since died on 1/25/18 leaving her husband Dennis E. Harris, vested as the surviving tenant by the entirety.

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: 3139 Earhart Road, Hermitage, TN 37076

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 so 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. 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 13th day of January, 2021.

Dennis E. Harris

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis E. 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 Mt. Juliet, Tennessee this 13th day of January, 2021.

Notary Public
My Commission Expires:

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

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.

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

Notary's Signature

My Commission Expires: 12/15/2021