Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Warranty Deed

Karen Johnson Davidson County
Batch# 560716 DEEDWARR
01/26/2021 09:40:15 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210126-0011170

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Maelisa Mazzanti
Affiant

Subscribed and sworn to before me, this the 19th day of January, 2021.

Notary Public

My commission expires: 10/30/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Sidelinger	5/3 Bank, N.A ~~New Owner(s)~~	095-05-0-035.00-CO
209 Foxwood Lane	5001 Kingsley Dr.	
Nashville, TN 37210	MD: 1MOB2Y Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARRELL URBAN, AN UNMARRIED MAN AND GREG HARRIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM SIDELINGER, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Foxwood Subdivision of record in Plat Book 2900, Page 24, 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 Gregory E. Harris by Warranty deed from Metropolitan Nashville Airport Authority of record in Book 9038, page 706, Register's Office for Davidson County, Tennessee, dated July 29, 1993 and recorded on August 05, 1993.

Being the same property conveyed to Gregory E. Harris, unmarried, and Darrell Urban, unmarried by Quitclaim deed from Gregory E. Harris, unmarried of record in Instrument No. 20170717-0071832 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 209 Foxwood Lane, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of January, 2021.

Darrell Urban

Greg Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Darrell Urban and Greg Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2021.

Notary Public

My Commission Expires: 9-2-2024

