Karen Johnson Davidson County
Batch# 582390 DEEDWARR
03/03/2021 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20210303-0027045

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 1st day of ~~February~~ March, 2021.

Notary Public

My commission expires:
10-21-2024

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pope Family Revocable Trust	**Ilse Pope**	**163110D00200CO**
2962 Baby Ruth Lane	**6279 South Holbrook**	
Antioch, TN 37013	**Reedley, California 93564**	

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 ACKNOWLEDGE, WE,

Timothy Harley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ilse M. Pope, Trustee of the Pope Family Revocable Trust

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 Davidson County, Tennessee, being Unit 2, Plan of Hickory Place Townhouses, as shown on plat of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randall K. Harley, Jr., Co-Trustee and Jim Rayburn Harley, Successor Co-Trustee of The Randall K. Harley, Jr. Living Trust dated 10/3/95, by Warranty Deed from Dennis R. Woestman and Catherine J. Woestman, as Trustees of the Woestman 2013 Revocable Family Trust, dated November 26, 2013, of record in Instrument No. 20131205-0124085, Register's Office for Davidson County, Tennessee. Jim Rayburn Harley, Successor Trustee of the Randall K. Harley, Jr. Living Trust UAD October 3, 1995, and amended in April 26, 2001, conveyed subject property to Timothy Harley by Quitclaim Deed dated December 10, 2020, of record in Instrument No. 20210105-0001303, Register's Office for Davidson County, Tennessee. Rachel Harley, spouse of Timothy Harley, joins in the execution of this instrument to convey any marital interest she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2962 Baby Ruth Lane, Antioch, TN 37013.

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 in 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.

Timothy Harley Date: 2-26-2021
Timothy Harley

Rachel J. Harley Date: 2-26-2021
Rachel Harley

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Timothy Harley and Rachel Harley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 8-19-2024

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

