WARRANTY DEED

Karen Johnson Davidson County
Batch# 589101 DEEDWARR
03/11/2021 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $2,667.70
20210311-0031974

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $721,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-8515-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lorrena K. Harvey	Churchill Mortgage	083-06-0-262.00
(NAME)	(NAME)	
103 Chapel Avenue	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-One Thousand And No/100 Dollars ($721,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FRANKLIN S. COLE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORRENA K. HARVEY AND JAMES E. HARVEY, IV, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly (erroneously referenced as Northerly in prior deed of record) 2 feet of Lot No. 35 and the Northerly (erroneously referenced as Southerly in prior deed of record) 54 feet front of Lot No. 36 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Chapel Avenue at a point 162.5 feet North of the Northerly margin of Eastland Avenue, being the Northeast corner of the property conveyed to R.B. Wellborn by deed from W.L. Horn and wife, of record in Book 645, Page 34, said Register's Office; thence with his Northerly line Westwardly 248 feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley, Northwardly 51.5 feet to the Southwest corner of one of the parcels of land conveyed to C.F. Sharpe by deed from W.L. Horn of record in Book 432, Page 557, said Register's Office; thence with his southerly line Eastwardly 234 feet more or less, to the Westerly margin of Chapel Avenue; thence with the Westerly margin of Chapel Avenue southwardly 56 feet to the beginning.

Being the same property conveyed to Franklin S. Cole, by Warranty Deed dated June 1, 2018, and recorded on June 6, 2018 in Instrument Number 20180606 0054196, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 103 Chapel Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 5 day of March 2021.

Franklin Cole
Franklin S. Cole

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of March 2021, before me personally appeared Franklin S. Cole to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5 day of March, 2021

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24