Karen Johnson Davidson County
Batch# 602716 **DEEDWARR**
03/30/2021 09:47:18 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20210330-0041358

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $407,000.00.

Amanda Birmer
Affiant

Sworn to and subscribed before me this 16th day of March, 2021.

Notary Public
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
David Harrison and Hollister Harrison	7421 Harrow Drive	Owner	
7421 Harrow Drive			**142-02-0-127.00**
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Laura Montoya, a single woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **David Harrison and Hollister Harrison, jointly with rights of survivorship** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, 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 William M. Whitely and wife, Parie Lee Whitely by Warranty deed from Ronald C. Donley and wife, Julie Goodell Donley of record in Book 4904, page 416, Register's Office for Davidson County, Tennessee, dated April 15, 1975 and recorded on April 16, 1975.

Being the same property conveyed to Laura Montoya, a single woman by Warranty deed from Parie Lee Whitely, unmarried of record in Instrument No. 20190201-0009944 Register's Office for Davidson County, Tennessee, dated January 31, 2019

and recorded on February 01, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4242, Page 758 and amended in Book 4318, Page 654, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of March, 2021.

Laura Montoya

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, MICHAEL D GAILLARD, the undersigned, a Notary Public, in and for said State and County, **Laura Montoya, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 16th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 11-17-2024

MICHAEL D. GAILLARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY