Karen Johnson Davidson County
Batch# 608397 DEEDWARR
04/06/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20210406-0045368

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jerry Pirtle, Sr.
3101 Milliken Drive
Joelton, TN 37080

SEND TAX BILL TO:
REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

MAP/PARCEL 015-14-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Harris and Stephanie Price, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jerry Pirtle, Sr.,** AN UNMARRIED MAN, **hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Felts Subdivision of record in Plat Book 6050, Page 495, 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 Kenneth Harris, a single man and Stephanie Price, a single woman by Warranty deed from Kenneth Martin Spencer and wife, Andrea Lorayne Spencer of record in Instrument No. 20171220-0129755 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 20, 2017.

This is improved property known as: **3101 Milliken Drive, Joelton, Tennessee 37080.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 26 day of March, 2021.

WITNESS MY HAND on this the 26 day of March, 2021.

JOHN PAUL KOLCUN III
NOTARY PUBLIC
SEAL
STATE OF INDIANA
COMMISSION NUMBER: 678077
MY COMMISSION EXPIRES JAN. 13, 2024

Kenneth Harris

Stephanie Price

STATE OF INDIANA
COUNTY OF Marion

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth Harris and Stephanie Price,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 01/13/2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $286,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

File No: 210146

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022