WARRANTY DEED

RYAN FERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J-SB-BM-21-3800

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 624723 **DEEDWARR**
04/28/2021 02:56:05 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210428-0056940

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Herschel Bruce Maxwell and Evon Maxwell	**New Owner**	
(NAME)	(NAME)	**133-12-0-335.00**
2105 Willowmet Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAURICE E. HARRIS AND DELENOR HARRIS, HUSBAND AND WIFE AND REBA E. HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERSCHEL BRUCE MAXWELL AND EVON MAXWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Section One, Addition to Greenwood Hills, of record in Book 4955, Page 118, and Register's office for said County.

Said Lot No. 1 which is a corner lot, fronts 67.13 feet on the northeasterly margin of Scottwood Drive and fronts 133.43 feet on the southeasterly margin of Benita Drive, said frontages being joined by a curve, having a length of 35.11 feet, and extends back 150.0 feet on the southerly line and 73.70 feet on the easterly line to a point of intersection.

Being the same property conveyed to Reba E. Harris, single by Quitclaim deed from Maurice E. Harris and Delenor W. Harris, a married couple of record in Instrument No. 20121204-0111227 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 04, 2012.

Being the same property conveyed to Maurice E. Harris and Delenor Harris, husband and wife, tenants in the entireties by Quitclaim deed from Reba E. Harris, unmarried of record in Instrument No. 20190225-0016891 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 25, 2019.

Being the same property conveyed to Maurice E. Harris and Delenor Harris, husband and wife and Reba E. Harris, unmarried tenants in the entireties by Quitclaim deed from Maurice E. Harris and Delenor Harris, husband and wife of record in Instrument No. 20190315-0024074 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on March 15, 2019.

This conveyance is subject to:
- 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 4955, Page 118, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5209, Page 325, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3800 Scotwood Dr., Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF APRIL, 2021.

Maurice E. Harris

Delenor Harris

Reba E. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURICE E. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBA E. HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212