THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34110-1B / Box #14

Karen Johnson Davidson County
Batch# 633826 DEEDWARR
05/11/2021 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20210511-0063614

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| April Nicole Harrington<br>~~1903 Old Hickory Boulevard~~<br>~~Old Hickory, TN 37138~~<br>211 Ryburn Dr.<br>Old Hickory, TN 37138 | New Owner | 053-07-0-002.00 |

**WARRANTY DEED**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kevin James Worley** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **April Nicole Harrington** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a tract of land known as Map/Parcel 053-07-0-002.00, described as follows:

Beginning at a point on the westerly margin of Golf Club Road; thence South 01 deg. 20' 17" West, 112.00 feet to a point; thence South 05 deg. 50' 17" West, 115.18 feet to a point; thence with a curve to the right, having a radius of 25.00 feet and an arc length of 55.91 feet to a point; thence North 46 deg. 01' 07" West, 204.74 feet to a point; thence North 41 deg. 19' 44" East, 148.16 feet to a point; thence South 83 deg. 50' 45" East, 106.66 feet to the point of beginning, containing 33,937.27 square feet or 0.77 acres, more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 1903 Old Hickory Boulevard by Patrick Coode and Company, LLC, Patrick S. Coode, TN R.L.S. #855, dated January 31, 2021 as File No. 221-012.

Being all of the same property conveyed to Kevin J. Worley and R. Chelsea Romersa by Deed dated December 5, 2012, from James E. Seeley, III, M.D., married, of record in Instrument No. 20121210-0113708, Register's Office for Davidson County, Tennessee. The said Kevin J. Worley, aka Kevin James Worley, and R. Chelsea Romersa, aka Rebecca Romersa, were divorced as evidenced by Final Decree of Divorce dated January 11, 2017, of record in Docket No. 15D-94, Third Circuit Court for Davidson County, Tennessee. The property was part of the property further conveyed to Kevin James Worley by Quitclaim Deed dated May 21, 2020, from Rebecca (said Deed containing the typographical error "Rebcca") Romersa, aka R. Chelsea Romersa, and aka Chelsea Romersa, of record in Instrument No. 20200616-0061607, said Register's Office.

**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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

**[Signatures appear on the following page.]**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument with an effective date of the 30, day of April, 2021.

Kevin James Worley

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin James Worley, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of April, 2021.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3 2023

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me this
6th day of May, 2021.

Notary Public
My Commission Expires: 11-5-2024

LORI PATTERSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**EXHIBIT A**

**Permitted Encumbrances**

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 053-07-0-002.00. Current year taxes have been prorated between the parties as part of closing and assumed by the Grantee.

2. All matters as shown on the Plan of record in Plat Book 1424, Page 132, Register's Office for Davidson County, Tennessee.

3. Subject to the right of the State of Tennessee to construct and maintain slopes as stated in the Deed, of record in Book 2813, Page 445, said Register's Office.

4. Any trust deed or loan security documents recorded concurrently herewith.

5. All matters as shown on the ALTA/NSPS Land Title Survey of 1903 Old Hickory Boulevard by Patrick Coode and Company, LLC, Patrick S. Coode, TN R.L.S. #855, dated January 31, 2021 as File No. 221-012.

## True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON