RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.**

Affiant

Subscribed and sworn to before me, this the 10 day of May, 2021.

Notary Public

My commission expires: 5.9.2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NICHOLAS R. RICE AND CARLY A. RICE, HUSBAND AND WIFE	**NEW OWNERS**	**186-04-OA-023.00 CO**
8028 Canonbury Drive		
Nolensville, TN 37135		

Karen Johnson Davidson County
Batch# 633858 DEEDWARR
05/11/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210511-0063647

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRADLEY M. HARKI AND SUANN L. HARKI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS R. RICE AND CARLY A. RICE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 208, on the Plan of Burkitt Place, Phase 1 A, Section I, of record as Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRADLEY M. HARKI AND SUANN L. HARKI, by deed from BROOKHAVEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071217-0144506, dated December 3, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 8028 Canonbury Drive, Nolensville, TN 37135.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 10th day of May, 2021

BRADLEY M. HARKI

SUANN L. HARKI

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRADLEY M. HARKI AND SUANN L. HARKI, HUSBAND ND WIFE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montg—

NOTARY PUBLIC

My Commission expires: July 5, 2021

