Karen Johnson Davidson County
Batch# 640415 DEEDWARR
05/20/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,229.25
20210520-0068332

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $602,500.00.

Affiant

Subscribed and sworn before me this the 18th day of May, 2021.

Notary Public
My commission expires: 02-01-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas P. Harmon 5407 B Pennsylvania Ave Nashville, TN 37209	Legacy Home Loans 4004 Hillsboro Pike #216B Nashville TN 37215	091-06-0 213.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN M. MABRY, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS P HARMON AND ELIZABETH J HARMON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 1316 of Block 35 on the Map of Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office, Davidson County, Tennessee

Said lot fronts 25 feet on the southerly side of Pennsylvania Avenue arid runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to John M. Mabry, by deed dated 02/28/2005, from Julie A. Medlin, Executrix of the Estate of Sarah M. Ragsdale, of record in Instrument No. 20050308-0025664, as corrected by deed dated 03/09/2018, of record in Instrument No. 20180319-0025535, Register's Office for said County. The said Melinda Y. Mabry is joining in this conveyance to convey and marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5407 B Pennsylvania Ave, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of May, 2021.

John M. Mabry

Melinda Y. Mabry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Mabry and Melinda Y. Mabry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)