Karen Johnson Davidson County
Batch# 647463 DEEDWARR
06/02/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20210602-0073602

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 341,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2021.

Notary Public
COMMISSION EXPIRES: 1-3-23

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery Salaway Lisa Salaway	Jeffery and Lisa Salaway	161-10-0A-107-00
(NAME) 5044 English Village Drive	(NAME) 18633 Square Sail Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cornelius, NC 28031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason Harrison,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery Salaway and Lisa Salaway, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 181 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason Harrison by Warranty Deed from Tonya J. Long, an unmarried woman, filed for record on August 2, 2017 as Instrument No. 20170802-0078598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5044 English Village Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 21st day of May, 2021.

Jason Harrison

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jason Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2021.

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

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

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY