Karen Johnson Davidson County
Batch# 664691 DEEDWARR
06/24/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210624-0086014

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of June, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Harlin 711, LLC	SAME AS NEW OWNER	05303030400
(NAME)	(NAME)	
711 Lenox Ave.		
(ADDRESS)	(ADDRESS)	
Miami Beach, FL 33139		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christopher Gee and Stacy Gee, husband and wife**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Harlin 711, LLC, a Florida limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 233 on the Plan of Section C, Village of Old Hickory, as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Gee and Stacy Gee, husband and wife by Warranty Deed from Charles Robert Sullivan,a married man, dated 06/04/2021 of record in Instrument No. 20210608-0077007, in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 1507 Elliston Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of June, 2021.

Christopher Gee

Stacy Gee

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 16th day of June, 2021.

Notary Public
My Commission Expires: 4-13-22



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022