Prepared by
Record and Retur
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0364

Karen Johnson Davidson County
Batch# 668300 **DEEDWARR**
06/30/2021 10:56:55 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20210630-0088658

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2021

Notary Public

Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
ParkCam, LLC 99 Harmony Lane Walla Walla, WA 99362	NEW OWNER	127-00-0-017.00 & 127-00-0-266.00

WARRANTY DEED

FOR AND IN 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/WE,

John E. Harris, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ParkCam, LLC, a Washington Limited Liability Company

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

TRACT I:
LAND in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being a 4.4 acre tract and a 2.5 acre tract, more or less, a 9 foot strip and a 20 foot strip, respectively immediately east and west of same, and described together according to a survey by L. W. Yokley, Surveyor, February 15, 1947, as follows:

BEGINNING at a stone marker on the northwest margin of Charlotte Pike, the Southeast corner of the Cox Land; thence with Cox's easterly line, north 27° 50' West 500 feet, more or less, to a 3 inch ironwood, and continuing with the same direction 1023 feet, more or less, in all 1523 feet, more or less, to a fence corner; thence South 83° 50' East 61 feet, more or less, to the Northeast corner of said 4.4 acre tract; thence south 42° 30' east 1000 feet to a stake, the northwest corner of the property conveyed to Chas. W. Omohundro and wife, by deed from Joseph W. Ezell and wife, of record in Book 1492, page 141, Register's Office for said County; thence with the westerly line of said Omohundro property, South 32° 40' East 476.2 feet to the northwesterly margin of Charlotte Pike; thence with the said Pike, South 55° 20' West 309 feet to the beginning.

Also conveyed herewith is the privilege of using the spring on the old J. Lovell property as the source of water supply, as conveyed in Book 5566, Page 634, said Register's Office.

BEING the same property conveyed to John E. Harris, by Quitclaim Deed from Sheri G. Harris, dated 7/15/1987 and recorded 8/19/1987 in Book 7328, Page 937 and re-recorded on 9/19/1988 in Book 7655, Page 327; and being the same property previously conveyed to John E. Harris and wife, Sheri G. Harris, by Warranty Deed from Marshall H. Pentecost and wife, Brooxie Nell P. Pentecost, dated 2/12/1980 and recorded 2/14/1980 in Book 5566, Page 634, in the Register's Office of Davidson County, Tennessee.

TRACT II:
LAND in Davidson County, Tennessee, being more particularly described as follows:
BEGINNING at an iron pin, said iron pin being the northeast corner of property conveyed to Barnie B.

Boone by deed of record in Book 4393, Page 172; thence, along the easterly line of Barnie B. Boone, South 28 degrees 06' East, 288.09 feet to an iron pin, the northwest corner of property now or formerly belonging to Wiggs; thence, along the line of Wiggs, and of property now or formerly belonging to Pentecost, North 58 degrees 27' East, 463.66 feet to an iron pin in the line of property now or formerly belonging to John E. Harris; thence, along the line of Harris, N 27 degrees 12' West, 1,319.42 feet to an iron pin, common corner of Harris and or Quail Creek Estates as of record in Plat Book 5200, Page 3, Register's Office for said County; thence along the line of Quail Creek Estate, North 30 degrees 47' West , 404.20 feet to an iron pin; thence North 25 degrees 38' West 190.48 feet to an iron pin; thence North 29 degrees 51' West, 115.42 feet to a point; thence, along a division line, South 14 degrees 35' East, 1,818.95 feet to the point of beginning.

BEING the same property conveyed to John E. Harris, an unmarried man, by Warranty Deed from Harold Elton Boone, Executor for the Estate of Sue C. Boone, dated 6/9/2009 and recorded 6/12/2009 in Instrument No. 20090612-0054731, in the Register's Office of Davidson County, Tennessee.

Order to Appoint Successor Conservator Over Property, filed June 3, 2019, Docket No. 17P1616, Circuit Court for Davidson County, Tennessee.

Order Approving Proposed Contract for Sale of Respondent's Real Property, dated June 25, 2021, Docket No. 17P-1616, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8124 Charlotte Pike Nashville, TN 37221.

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 and assigns forever; and we so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of June, 2021.

John E. Harris by Gary Temple, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Temple as Conservator for John E. Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of June, 2021

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

(Notary Seal)

Notary Public
My Commission Expires: 8/20/24