WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 668314 **DEEDWARR**
06/30/2021 11:03:42 AM 2 pgs
Fees: $13.00 Taxes: $2,441.63

20210630-0088674

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-112626

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica B. Howell and Johnston Harris	NEW OWNER	
(NAME)	(NAME)	
518 Garfield Street		081-08-4X-010.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($659,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRYAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA B. HOWELL, AN UNMARRIED WOMAN, AND JOHNSTON HARRIS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Unit 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The ROW at 6th and Garfield, of record as Instrument No.20190114-0003506 and being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Murphy Goodman and wife, Sonya Bernice Goodman by Warranty deed from Janice B. Woodard of record in Book 10038, Page 592 Register's Office for Davidson County, Tennessee, dated May 01, 1996 and recorded on May 03, 1996. Further, being the same property conveyed to Bryan Development Group, LLC by Quitclaim deed from Murphy Goodman and Sonya Bernice Goodman of record in Instrument No. 20141114-0105445 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 14, 2014. Further, being the same property conveyed to Bryan Development Group, LLC by Quitclaim deed from Murphy Goodman and Sonya B. Goodman of record in Instrument No. 20141114-0105446 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 14, 2014. Further, being a portion of the same property conveyed to Murphy & Sonya Family Trust by Quitclaim deed from Bryan Development Group, LLC of record in Instrument No. 20180215-0015028 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on February 15, 2018. Further, being a portion of the same property conveyed to Murphy & Sonya Family Trust by Quitclaim deed from Bryan Development Group, LLC of record in Instrument No. 20180215-0015037 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on February 15, 2018. And further, being a portion of the same property conveyed to Bryan Development Group, LLC, a Tennessee limited liability company by Quitclaim deed from Murphy Goodman and Sonya Bernice Goodman, Trustees of the Murphy-Sonya Family Trust, under Trust Agreement dated July 06, 2017 of record in Instrument No. 20180913-0090953 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 13, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 518 Garfield Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 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 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 the 28th day of June, 2021

Bryan Development Group, LLC, a Tennessee limited liability company

BY: _____
Laura Perry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of June, 2021, before me personally appeared Laura Perry, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Agent of Bryan Development Group, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of June, 2021.

_____
Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021