Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#15742

Karen Johnson Davidson County
Batch# 679607 DEEDWARR
07/20/2021 09:50:55 AM 2 pgs
Fees: $13.00 Taxes: $1,927.70

20210720-0096972

22756
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Michael A. Harper
2108 Crestline Drive
Nashville, TN 37214

Send Tax Bills to:
US Bank
9380 Excelsior Blvd 3rd Fl
Hopkins MN 55343

Map/Parcel: 08414003800

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, **Joshua L. Weiss and Jessica L. Weiss (fka known as Jessica N. Long), husband and wife**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Michael A. Harper, unmarried,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 45 on the Plan of Section Two, Donelson Meadows, as shown by plat appearing of record in Plat Book 2133, pages 100 and 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Joshua L. Weiss, unmarried and Jessica N. Long, unmarried, tenants in common with right of survivorship, by Warranty Deed from John B. Hollingsworth and wife, Kelly A. Hollingsworth, dated August 27, 2010, and recorded in Instrument No. 20100903-0070184, Register's Office for Davidson County, Tennessee. The said Joshua L. Weiss and Jessica N. Long having since married and Jessica N. Long is now known as Jessica L. Weiss.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2108 Crestline Drive, Nashville, TN 37214

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 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 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) as on the date shown on the Notary forms.

Joshua L. Weiss

Jessica L. Weiss

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua L. Weiss and Jessica L. Weiss, the within named bargainors, 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 office, this 19th day of July, 2021.

My Commission Expires:

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $521,000.00

Affiant

Sworn to and subscribed before me, this 19th day of July, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022