RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-662-2021

Karen Johnson Davidson County
Batch# 682033 DEEDWARR
07/23/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210723-0098996

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2021

NOTARY PUBLIC

My commission expires: May 9, 2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Philip Newman 5444 Hickory Park Drive Nashville TN 37013	FirstBank 722 Columbia Ave. Franklin TN 37064	173-04-0-009

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 Dollars ($205,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ASHLEE HARRIS AND BRIAN KELLY**, wife and husband, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN PHILIP NEWMAN**, unmarried man, hereinafter called the Grantee(s), their heirs and assigns forever, John Newman that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68-B, on the Plan of Zone Lot Division, Hickory Park Villa, Section Two, as shown by Plat and survey of record in Book 6250, page 464 and amended in Book 6250, page 465, Register's Office for said County, To which plan reference is herein made for a more complete and accurate description of said property.

Being the same property as conveyed to ASHLEE HARRIS, unmarried by Warranty Deed from Kristopher K. Seay and Carroll Robert Seay, and wife, Melanie Seay, dated July 18, 2017, recorded July 19, 2017 at Instrument Number 20170719-0072862, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5444 Hickory Park Drive, Nashville TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of July, 2021

Ashlee Harris

Brian Kelly

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Ashlee Harris and Brian Kelly, 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 seal, this the 20th day of July, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 20, 2021**.

Date

Tonya Loftin
Affiant Signature

July 21, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)