Karen Johnson Davidson County
Batch# 684930 DEEDWARR
07/28/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210728-0101240

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 day of July, 2021.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Jill Marie Neely a/k/a Jill Neely	Same as New Owner	064-12-0A-610.00 CO
(NAME)	(NAME)	
610 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

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 **Georgeann Burns, an unmarried woman and Herman Carter Harris, an unmarried man, joint tenants in common with no rights of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jill Marie Neely a/k/a Jill Neely, a single woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 610 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GEORGEANN BURNS AND HERMAN CARTER HARRIS, JOINT TENANTS IN COMMON WITH NO RIGHTS OF SURVIVORSHIP, by deed from CAROLYN FOSBINDER AND LAWRENCE FOSBINDER, of record in Instrument No. 20200720-0079534, dated July 10, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 610 Weatherbeaten Place, Hermitage, TN 37076.

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 21 day of July, 2021.

Georgeann Burns

Herman Carter Harris

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Georgeann Burns and Herman Carter Harris, 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 21 day of July, 2021.

Karen M. Hanks
Notary Public
My Commission Expires: 6/23/24

KAREN M. HANKS
Commission # HH 013804
Expires June 23, 2024
Bonded Thru Budget Notary Services

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202107280101240

Certificate of Authenticity

I, Elizabeth Yerger, 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 21, 2021.

Date

Affiant Signature

July 21, 2021
Date

State of Tennessee
County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON