Name and Address of New Owner:
Greenwood Bam
4113 Helena Bay Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 696264 DEEDWARR
08/12/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210812-0108874

Send Tax Bills To:
Greenwood Bam
4113 Helena Bay Court
Hermitage, TN 37076

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 060-16-0-156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Victor Harris and Anthony Harris, individually and Anthony Harris, Executor of Jeffery B. Harris Estate**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Greenwood Bam, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Final Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (3) 92 and 93, 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 the same property conveyed to Jeffery B. Harris, an unmarried person by Special Warranty deed from Renasant Bank of record in Instrument No. 20110419-0030083 Register's Office for Davidson County, Tennessee, dated April 14, 2011 and recorded on April 19, 2011. Jeffery B. Harris is now deceased, having died intestate on March 27, 2021. At the time of the death of Jeffery B. Harris he was survived by two children, Anthony Harris and Victor Harris, who were his only heir-at-law pursuant to T.C.A. §31-2-104(b)(1). See also Affidavit of Heirship recorded as Instrument Number 202108120108873, Register's Office of Davidson County, Tennessee.
>
> Being also known as 116 Dellway Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2021.

(SEAL)
Victor Harris, individually

(SEAL)
Anthony Harris, individually

Jeffery B. Harris Estate

By: (SEAL)
Anthony Harris, Executor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6th day of August, 2021, before me personally appeared Victor Harris and Anthony Harris, individually and Anthony Harris, Executor of Jeffery B. Harris Estate, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Signature
My commission expires: July 15, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-07-256

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/11/2021 (date ~~of document~~).

Affiant Signature

08/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025