Karen Johnson Davidson County
Batch# 702809 DEEDWARR
08/23/2021 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20210823-0113462

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021

Notary Public
MY COMMISSION EXPIRES: 3-25-25
File No. 21-12536

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 3-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hannah Jane Harrison (NAME)	New owner (NAME)	064.00-3-C-3-CO
608 Ward Circle (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donald Maurice Davis and Brenda Gail Davis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Jane Harrison, unmarried**, 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:

Being Lot No. 302 on the Revised Plat of Brandywine Pointe, Phase One, Section 2, of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Maurice Davis and Brenda Gail Davis, husband and wife, by Warranty Deed dated June 5, 2016, from Stephen R. Josleyn, unmarried, recorded June 8, 2018 as Instrument No. 20180608-0055225, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Book 8120, Page 188, Book 8671, Page 484, Book 9010, Page 627, and Book 10721, Page 835, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 9013, Page 39 and Book 9117, Page 77, Register's Office for Davidson County, Tennessee.

5. Charter of Dock Association of record in Book 8637, Page 563, Register's Office for Davidson County, Tennessee.

6. Dock Association Restrictions as recorded in Book 8695, Page 379, Bok 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, page 711, and Book 10684, Page 324, Register's Office for Davidson County, Tennessee.

7. Rules and Regulations as recorded in Instrument No. 20151207-0122778, Register's Office for Davidson County, Tennessee.

8. Utility Easement to Dock Association as recorded in Book 9178, Page 781, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Donald Maurice Davis is signed by his/her duly appointed Attorney-in-fact Brenda Gail Davis, pursuant to the Power of Attorney recorded in Book 20210823011346l, said Register's Office.

This is improved property, known as 608 Ward Circle, Old Hickory, TN 37138.

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. Whenever 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 28th day of May, 2021.

Donald Maurice Davis by Brenda Gail Davis his Attorney in Fact

Donald Maurice Davis by Brenda Gail Davis, his Attorney-In-Fact

Brenda Gail Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of May, 2021, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Brenda Gail Davis, attorney-in-fact for Donald Maurice Davis, with whom I am personally acquainted, and who acknowledged that Brenda Gail Davis executed the within instrument for the purposes therein contained, and who further acknowledge that Brenda Gail Davis is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2021.

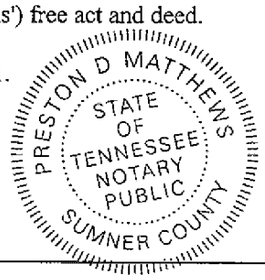
Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of May, 2021, before me personally appeared Brenda Gail Davis, 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 28th day of May, 2021.



Notary Signature
My commission expires: 6/25/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5.28.21 (date of document).

Connie Taylor
Affiant Signature

5.28.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021