Karen Johnson Davidson County
Batch# 703093 DEEDWARR
08/23/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210823-0113859

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Harold Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/2/24

(AFFIX SEAL)

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

07-NSH21-02383

Address of New Owner:	Send Tax Bills to:	Tax Information:
Harold S. Harrison a/k/a/ Harold Harrison and Rebecca T. Harrrison a/k/a Rebecca Harrison, husband and wife	New owners	175 02 0B 020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer Beltre, an single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Harold S. Harrison a/k/a/ Harold Harrison and Rebecca T. Harrrison a/k/a Rebecca Harrison, husband and wife** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 304, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deeds of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759 and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jennifer N. Beltre, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20160208-0011790, in the Register's Office of Davidson County, Tennessee, dated January 28, 2016 and recorded on February 8, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1522 Sprucedale Dr, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 13th day of August, 2021

Jennifer Beltrie Jennifer Beltrie

STATE OF TENNESSEE

COUNTY OF Williamson

On this 13th day of August, 2021, before me personally appeared Jennifer Beltrie, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 9/21/2024



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Emily Crowder, 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 August 13, 2021.

Custodian's Signature

8/16/21
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 16th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 06.14.21

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON