Karen Johnson Davidson County
Batch# 703794 DEEDWARR
08/24/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210824-0114361

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Raynna Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2021.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 04/24/2024
(AFFIX SEAL)

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02687

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leonard B Ladson, Unmarried 3223 Spears Road Nashville, TN 37207	New Owner	050 14 0 110.00

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, **Llewellyn A Harrison Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leonard B Ladson, Unmarried**, 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 Davidson County, Tennessee, being Lot Number 392, on the Plan of Section Two, Parkwood Estates, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Llewellyn A. Harrison, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8744, Page 230, in the Register's Office of Davidson County, Tennessee, dated September 28, 1992, and recorded on October 1, 1992.

The said Myra B Harrison joins in this conveyance for the purpose of conveying any interest she may have in the property marital or otherwise.

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: 3223 Spears Road, Nashville, TN 37207

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 23rd day of August, 2021

Llewellyn A Harrison

Myra B Harrison

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 23 day of August, 2021, before me personally appeared Llewellyn A Harrison and Myra B Harrison, 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: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

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

I, Rayna Ingram *(custodian's name)*, 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 8-23-21 *(date of document)*.

Rayna Ingram 8-24-21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 24th day of August, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

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