Karen Johnson Davidson County
Batch# 705648 DEEDWARR
08/27/2021 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20210827-0115701

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF August 2021.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harmony Mahler and Matthew Mahler	First Horizon Bank	
(NAME) 2349 Somerset Valley Dr.	(NAME) 12719 Cantrell Road	173060B068.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Louis LaPrad and Laura LaPrad, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harmony Mahler and Matthew Mahler, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, 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 Laura LaPrad and Louis LaPrad, wife and husband by Warranty deed from Atkins and Associates Homebuilders, Inc., a Tennessee corporation of record in Instrument No. 20150527-0048576 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the register's office in Davidson County, Tn and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2349 Somerset Valley Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Louis LaPrad

Laura LaPrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Louis LaPrad and Laura LaPrad**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of August, 2021.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 23, 2021.

Date

Christie Daniels

Affiant Signature

August 25, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY