THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1658

Karen Johnson Davidson County
Batch# 755413 DEEDWARR
11/16/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20211116-0152204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($357,500.00) cash in hand paid, the receipt of which is hereby acknowledged, TERRA REEVES, AN UNMARRIED WOMAN ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto BRADY HARRIS, A MARRIED MAN, his heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 129 on the Plan of Georgetown Apartments, a Condominium of record in Plat Book 5200, Page 4, 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 Terra Reeves, an unmarried woman, by deed from Andrea Skalleberg, a married woman, dated November 4, 2019, and of record in Instrument No. 20191105-0114313, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on plat of record in Plat Book 5200, Page 4, in the Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed for Hillsboro Homeowners Association recorded in Book 5211, Page 325, and amended in Book 5616, Page 133, Book 5079, Page 516, and Resolution of Board of Directors for the 5025 Hillsboro Homeowners Association of record in Instrument No. 20120731-0067332, all in the Register's Office of Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4308, Page 575, in the Register's Office of Davidson County, Tennessee.

4. Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of record in Book 7873, Page 859, in the Register's Office of Davidson County, Tennessee.

5. Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and 20150505-0040558, both in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, except as otherwise set forth herein. And the Grantor further covenants and bind the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee's heirs and assigns, against the lawful claims of all

persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of November, 2021.

TERRA REEVES

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared TERRA REEVES, 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 and official seal at office in said County this 5th day of November, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-23-2025
DICKSON COUNTY

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $357,500.00, 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 5th day of November, 2021.

NOTARY PUBLIC

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

My commission expires:_____

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Map & Parcel No: 131 01 0D 129.00 CO

ADDRESS OF NEW OWNERS:
BRADY HARRIS
5025 Hillsboro Pike #1104
Nashville TN 37215

SEND TAX BILLS TO:
New Owner

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/5/21.

Affiant Signature

11/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON