WARRANTY DEED

Karen Johnson Davidson County
Batch# 757929 DEEDWARR
11/18/2021 03:33:06 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211118-0153907

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Affiant

Subscribed and sworn to me on November 17, 2021

NOTARY PUBLIC

My Commission Expires: 5/5/2025

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

KORTALEKELLEY LAW FIRM

Rec'd to:

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35279

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Price Harrison and Stacy Harrison 2704 Hemingway Drive Nashville, TN 37215	NEW OWNER	130-15-049

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard J. Modica and wife, Julie E. Modica, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Price Harrison and wife, Stacy Harrison, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 Block "I" on the Plan of Tyne Meade, Section III, as of record in Plat Book 1424, pages 12-14, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard J. Modica and wife, Julie E. Modica, by Warranty Deed from M. Willis Oglesby and wife, Mary Jane Millard Oglesby, recorded on December 29, 2006, as Instrument No. 20061229-0160988, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid by the Grantors and prorated between the parties, and subsequent years taxes or special assessments which are not shown as existing liens by the public records
2. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage of record in Book 5272, page 384, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

2704 Hemingway Drive, Nashville, TN 37215

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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/our hand(s) this 17 day of November, 2021.

Richard J. Modica

Julie E. Modica

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 17, 2021, before me personally appeared Richard J. Modica and Julie E. Modica to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 17, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025