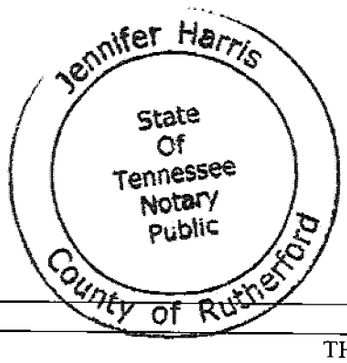
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on December 10, 2021.

NOTARY PUBLIC 9.21.2024

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35310

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Marshall 3004 Mossdale Drive Antioch, TN 37013	NEW OWNER	150-6-117-

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, Martha Ledford-Harris and Dennis Harris, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Justin Marshall, unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54-A on the Plan of Zone Lot Division of Lot 54, Section 11-A, Cherry Hills of record in Book 6250, page 306, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martha Jean Ledford, unmarried, by Cash Deed for Tennessee, dated February 21, 2008, from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington D.C., and recorded February 27, 2008, as Instrument No. 20080227-0019190, Register's Office for Davidson County, Tennessee. The said Martha Jean Ledford having since married and is now known as Martha Ledford-Harris.

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

Karen Johnson Davidson County
Batch# 775019 DEEDWARR
12/16/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20211216-0166514

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to building restriction lines, easement, rights of way, notes terms, conditions, restrictions, and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 730, revised in Book 6250, page 133, and amended by Plat Book 6250, page 306.
3. Declarations/Restrictions in Book 6436, page 644, Register's Office for said County.
4. Agreement with Columbia Gulf Transmission Company of record in Book 4550, page 876, Register's Office for said County.

This property is also known as improved property located at 3004 Mossdale Drive, 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 and assigns, forever, and GRANTORS does 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 does further covenant and bind themselves, their heirs and assigns, 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 our hands on December 10, 2021.

Martha Ledford-Harris

Martha Ledford-Harris

Dennis Harris

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On December 10, 2021, before me personally appeared Martha Ledford-Harris and Dennis Harris 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 December 10, 2021.

Todd A. Bricker

NOTARY PUBLIC

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

My Commission Expires: 5/5/25

True Copy Certification

I, Jennifer Harris, 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 12-10-2021 (date of document).

Affiant Signature

12.14.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

