WARRANTY DEED

Karen Johnson Davidson County
Batch# 778517 DEEDWARR
12/22/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20211222-0169279

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF December, 20 21.

Notary Public

MY COMMISSION EXPIRES: 2-23-2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Amer Angley	New owner	
(NAME) PO Box 178165	(NAME)	149050248 00
(ADDRESS) Nash, TN 37217	(ADDRESS)	
(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, **Thomas M. M. Harned, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Amer Angley,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 118 of Pebble Trail, Section 1, as of record in Plat Book 6900, Page 990, Register's Office for Davidson County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Thomas M. M. Harned, by virtue of that certain Warranty Deed dated August 6, 1993, and being of record at Book 9041, Page 775 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of 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 5024 Countryside 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 17th day of December, 2021.

Thomas M. M. Harned

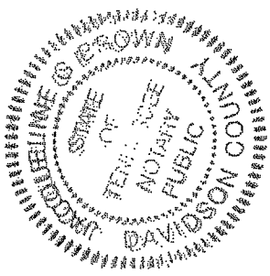
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 17th day of December, 2021.

Notary Public

My Commission Expires: 1-8-22



Certificate of Authenticity

I, Nemon White, 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 12/17/21.

Affiant Signature

12/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (Notary Seal)

My Commission Expires: 1-8-22