Karen Johnson Davidson County
Batch# 784937 DEEDWARR
01/05/2022 11:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,158.10
20220105-0002017

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT211100 401

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Mark Dalton Harper Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Dalton Harper Jr.	Same	097020A54200CO
(NAME)	(NAME)	
3022 Friars Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth A. Cole, an unmarried person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Dalton Harper Jr.,** 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, 542 on the Final Plat of Villages of Riverwood, Section One, Phase, 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth A. Cole, an unmarried person by deed dated March 30, 2016 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160404-0031542, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3022 Friars Trail, Hermitage, TN 37076
(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/our hands this 3rd day of January, 2022.

Elizabeth A. Cole

State of Tennessee
County of Davidson

On this 3rd day of January, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Elizabeth A. Cole, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 3rd day of January, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2025

File No.: 22-Harper

