(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alexander White & Lia White
3460 Harborwood Circle
Nashville, TN 37214

SEND TAX BILL TO:

New Owner

Karen Johnson Davidson County
Batch# 800279 **DEEDWARR**
02/04/2022 10:50:21 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220204-0013162

MAP/PARCEL 108-12-0B-042.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yvonne Marie Bozarth and husband, Gary Bozarth, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Alexander White and Lia White, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Harborview, Phase 1-A, Section Two of record in Plat Book 6900, Page 756 - 758, 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 Yvonne Marie Bozarth and husband, Gary Bozarth by Warranty deed from Rhonda Merkh Smith and husband, Gregory James Smith of record in Instrument No. 20200514-0050258 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 14, 2020.

This is improved property known as: **3460 Harborwood Circle, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 2nd day of February, 2022.

WITNESS MY HAND on this the 2nd day of February, 2022.

Yvonne Marie Bozarth

Gary Bozarth

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Yvonne Marie Bozarth and Gary Bozarth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 3.2.25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 3.2.25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 220003