Karen Johnson Davidson County
Batch# 814854 DEEDWARR
03/03/2022 12:31:55 PM 2 pgs
Fees: $13.00 Taxes: $3,959.00

20220303-0024457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,070000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/25/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3056

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jordan Michael and Helen Michael	new owners	102-12-0-074.00
6711 Darden Place		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Roxie M. Harwell, Trustee of the Joe L. Harwell and Roxie M. Harwell Revocable Living Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Michael and Helen Michael, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 254A on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, which is part of the resubdivision of Lot No. 254A on the Plan of Horton Heights Subdivision, Section "E", of record in Book 2133, page 84, to which reference is here made for a complete and accurate description of said lot.

Being the same property conveyed to Joe Larry Harwell and wife, Roxie M. Harwell by Warranty Deed from: John A. Furlow and wife, Joan E. Furlow of record in Book 3434, page 213, Register's Office for Davidson County, Tennessee, dated September 14, 1962 and recorded on September 20, 1962.

Being the same property conveyed to Joe L. Harwell and Roxie M. Harwell Revocable Living Trust by Quitclaim Deed from Joe L. Harwell and wife, Roxie M. Harwell of record in Book 11667, page 930, Register's Office for Davidson County, Tennessee, dated September 17, 1999 and recorded on September 20, 1999. Joe L. Harwell having since died November 4, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6711 Darden Place Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
NJ-22-VRES-671

Witness my hand on February 23, 2022.

Joe L. Harwell and Roxie M. Harwell Revocable Living Trust

By: Roxie M. Harwell
Roxie M. Harwell, Trustee

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Roxie M. Harwell, Trustee of the Joe L. Harwell and Roxie M. Harwell Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this February 23, 2022.

Tiffany Thorn
Notary Public

My Commission Expires: 3 22 25

TIFFANY THORN
Notary ID #132988338
My Commission Expires
March 22, 2025

File #: 2022-3056
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027