WARRANTY DEED

Karen Johnson Davidson County
Batch# 816337 DEEDWARR
03/07/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220307-0025456

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Daly Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-5-2025

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 05, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harper Homes, LLC, a Tennessee Limited Liability Company 3221 Curtis Street Nashville, TN 37218	Harper Homes, LLC P.O. Box 160636 Nashville, TN 37216	070-09-0-078

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ryan Thomas Henry and Kelsi Henry, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Harper Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being particularly described as follows:

Beginning at an iron stake at the southeast corner of the boundary line of John F. Cole's Land and running in a southwesterly direction 196 feet; thence at a right angles in a southeasterly direction 65 feet; thence at a right angles in a northeasterly direction, parallel with John F. Cole's line, 196 feet to Curtis Street; thence at right angles in a northwesterly direction along Curtis Street, 65 feet to the beginning stake.

Being the same property conveyed to Ryan T. Henry by Warranty Deed from Southeast Investments, LLC, a Tennessee Limited Liability Company, nka Southeast Investments, G.P., a Tennessee General Partnership, dated 11/04/2016 and recorded 11/07/2016, of record in Instrument 201611070117855, Register's Office for Davidson County, Tennessee. Kelsi Henry, spouse of Ryan Thomas Henry, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3221 Curtis Street, Nashville, TN 37218

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 hand(s) this the 4th day of February, 2022.

Ryan Thomas Henry

Kelsi Henry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ryan Thomas Henry and Kelsi Henry, husband and wife with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 4th of February, 2022.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:

CLOSETRACK
6225 Quinterd St. #101
Arlington, TN 38002

202203070025456

EXHIBIT "A"
Property Description

Beginning at an iron stake at the southeast corner of the boundary line of John F. Cole's Land and running in a southwesterly direction 196 feet; thence at a right angles in a southeasterly direction 65 feet; thence at a right angles in a northeasterly direction, parallel with John F. Cole's line, 196 feet to Curtis Street; thence at right angles in a northwesterly direction along Curtis Street, 65 feet to the beginning stake.

Being the same propery conveyed to Grantor herein by Warranty Deed being recorded simultaneously herewith in said Register's Office.

Ryan Thomas Henry is one and the same as Ryan T. Henry.

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Certificate of Authenticity

I, Daly Mantiel, 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 February 8, 2022.

Daly Mantiel

Affiant Signature
02/08/2022

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 8th day of February, 2022.

Notary Public

My commission expires: 10-5-2025

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 05, 2025