WARRANTY DEED

Karen Johnson Davidson County
Batch# 825170 DEEDWARR
03/21/2022 08:53:22 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220321-0031927

Prepared by:
Record and Return T
Chapman and Rosenthal T
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

HE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS EATER, FOR THIS TRANSFER IS $800,000.00

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY F March, 2022

Notary Public

MY COMMISSION EXPIRES: March 15, 2023

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC HOLLY DEES

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harris Properties, LLC	Harris Properties LLC	
(NAME)	(NAME)	
725 Newberry Road	725 Newberry RD	102-14-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, WE, **JOHN W. NELSON, JR AND WIFE, LINDA MARIE NELSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 313 on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, Pages 34 and 35, 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 John W. Nelson, Jr and wife, Linda Marie Nelson, by Warranty Deed from Robert E. Sullivan and wife, Cynthia R. Sullivan, of record in Instrument No. 20080201-0010277, Register's Office for Davidson County, Tennessee, dated January 30, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 725 Newberry Road, Nashville, TN 37205
(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 15th day of March, 2022

JOHN W. NELSON, JR

LINDA MARIE NELSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Nelson, Jr and Linda Marie Nelson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23