Karen Johnson Davidson County
Batch# 825274 DEEDWARR
03/21/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20220321-0032054

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $990,000.00. Affiant Subscribed and sworn to before me this the 28th day of February, 2022. Notary Public My commission expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Charles S. Harper, III	**Bond Mortgage, LLC**	082-16-0U-003.00-CO
954 Russell Street	**318 Seaboard Lane, Suite 310**	
Nashville, TN 37206	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA R. JARRETT AND ERIN H. JARRETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES S. HARPER, III, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Unit No. 3, of the Homes at 10th & Russell, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20160516-0048889, as amended in Instrument No. 20180509-0044624, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua R. Jarrett and Erin H. Jarrett, husband and wife by Warranty deed from Rice Property Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180521-0048640 Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 21, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 954 Russell Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2022.

Joshua R. Jarrett

Erin H. Jarrett

STATE OF NORTH CAROLINA
COUNTY OF Watauga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua R. Jarrett and Erin H. Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2022.

KIMBERLY SHERRILL SIPE
NOTARY PUBLIC
Catawba County
North Carolina
My Commission Expires Sept. 20, 2022

Notary Public

My Commission Expires: 09-20-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **02/28/2022**.

Affiant Signature

02/28/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **28th** day of **February**, 20**22**.

Notary Public

Notary's Seal:

