Karen Johnson Davidson County
Batch# 828277 DEEDWARR
03/24/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220324-0034312

Warranty Deed

MADISON GONZALEZ TENNESSEE NOTARY PUBLIC My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2022. Notary Public My commission expires:

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 Numbers:
Dylan Moore Angelina Marie Dreyer	New Owner	053-03-0-304.00
1507 Elliston Street		
Old Hickory, TN 37138		

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, **HARLIN 711, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELINA MARIE DREYER, UNMARRIED AND DYLAN MOORE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Section C, Village of Old Hickory, as of record in Plat Book 1424, Page 66, 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 Charles Robert Sullivan and wife, Emily R. Sullivan, by Warranty Deed from Estate of Lola Francis Scott A/K/A Lola S. Scott, of record in Instrument No. 20010515-0050404 Register's Office for Davidson County, Tennessee, dated May 11, 2001 and recorded on May 15, 2001.

Being the same property conveyed to Charles Robert Sullivan by Quitclaim Deed from Emily R. Sullivan of record in Instrument No. 20200917-0106514 Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 17, 2020.

Being the same property conveyed to Christopher Gee and Stacy Gee, husband and wife, by Warranty Deed from Charles Robert Sullivan, a married man, of record in Instrument No. 20210608-0077007, Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 08, 2021.

Being the same property conveyed to Christopher Gee and Stacy Gee, husband and wife by Quitclaim deed from Margaret S. Atchley of record in Instrument No. 20210616-0081293 Register's Office for Davidson County, Tennessee, dated June 14, 2021 and recorded on June 16, 2021.

Being the same property conveyed to Harlin 711, LLC, a Florida limited liability company by Warranty deed from Christopher Gee and Stacy Gee, husband and wife of record in Instrument No. 20210624-0086014 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 24, 2021.

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 1507 Elliston Street, Old Hickory, TN 37138, 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 ~~10th~~ 11th day of March, 2022.

Harlin 711, LLC, a Florida Limited Liability Company

By: Barbara Weiss

Barbara Weiss, Authorized Member

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Harlin 711, LLC , a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2022.

Vladimir Gonzalez
Comm. #GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

Vladimir Gonzalez

Notary Public

My Commission Expires: Feb 24, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 3/10/22.

Affiant Signature

3/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/16/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON