WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3294839

Return to:

Karen Johnson Davidson County
Batch# 833724 DEEDWARR
04/04/2022 09:11:20 AM 2 pgs
Fees: $13.00 Taxes: $1,569.91

20220404-0038409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 424,300.00.

Affiant

Subscribed and sworn to me, this the 1st day of April, 2022.

Notary Public

My commission expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Property Address:
609 Hallbrook Court
Hermitage, TN 37076

Parcel ID:
098-05-0A-040.00

Property owner:
Bryan Christopher Sveum
609 Hallbrook Court
Hermitage, TN 37076

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 1st day of April, 2022, by **Gregory S. Harms, unmarried,** First Parties, for the purpose of conveying the premises described herein to Bryan Christopher Sveum and ~~XXXXXXXXXX~~ Kirsten Elizabeth Jose, *, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*as joint tenants

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 153 on the Plan of Hampton Hall, Section One, a Planned Unit Development, of record in Book 9700, Pages 290 and 291, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory S. Harms, unmarried by Warranty Deed dated August 1, 2011 from Janet M. Hungerford and husband, Bradley S. Hungerford and recorded August 3, 2011 at Instrument No. 20110803-0059510 in the Register's Office for Davidson County, Tennessee.

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

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 9700, Pages 290-291; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 10278, Pages 257-278, and as supplemented in Book 10301, Pages 184-185; Book 10956, Pages 520-522; Book 11372, Pages 852-854; Book 11573, Pages 512-514, and as amended in Book 10444, Pages 460-461; Book 10640, Pages 947-949, and a Notice of Invalid Amendment filed at Instrument No. 20210202-0015066 and No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Gregory S. Harms

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Gregory S. Harms**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 14 day of February, 20 22.

NOTARY PUBLIC

My Commission Expires: 11/6/24

CHIANN SHING WEIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/6/24

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.