WARRANTY DEED

Karen Johnson Davidson County
Batch# 835568 **DEEDWARR**
04/06/2022 11:25:08 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20220406-0039804

File #22-KA-0921-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Amanda Binnon
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana Commandatore and Michael Broderick	New Owner (NAME)	
921 Bradford Ave (ADDRESS)	(NAME)	**105-13-0-340.00**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS V. HARRIS AND JOY H. HARRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA COMMANDATORE AND MICHAEL BRODERICK, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the Plan of Map of Waldkirch, a Subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence of record in Plat Book 421, Page 90, 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 Dennis V. Harris and wife, Joy H. Harris by Warranty deed from Cherie Hackney, unmarried of record in Instrument No. 20100607-0044180 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 07, 2010.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5517, Page 364, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **921 Bradford Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 April, 2022.

Dennis V. Harris

Joy H. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2022, before me personally appeared Dennis V. Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2022, before me personally appeared Joy H. Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204