Karen Johnson Davidson County
Batch# 846314 DEEDWARR
04/27/2022 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20220427-0048590

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 859945 1089485 Jason Benzinger	The actual consideration or value, whichever is greater, for this transfer is $660,000 Affiant Subscribed and sworn to before me, this the 4th day of April 2022. Notary Public My commission expires: _____ (Affix Seal)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Thomas and Ann Harper 4316 Stone Hall Blvd.	NAME: New Owner
STREET ADDRESS: Hermitage, TN 37076	STREET ADDRESS:
MAP & PARCEL NO.: 085-04-0A-495.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bryan Higgins and Sarah Higgins f/k/a Sarah Ruggieri, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

THOMAS and ANN HARPER, HUSBAND and WIFE

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

This is improved property known as: 4316 Stone Hall Blvd., Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 30th day of March, 2022.

X _____
Bryan Higgins

X _____
Sarah Higgins f/k/a Sarah Ruggieri

State of Texas }
County of Harris } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bryan Higgins, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DYSTANEE A. WHITFIELD
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 132712803

Notary Public
My commission expires 10-06-2024

State of Texas }
County of Harris } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Higgins f/k/a Sarah Ruggieri, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DYSTANEE A. WHITFIELD
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 132712803

Notary Public
My commission expires 10-06-2024

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 495, on the plan of Final Plat The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1 Planned Unit Development, as shown on plat of record in Instrument No. 20180125-0007876, revised Instrument No. 20181217-0122497 Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bryan Higgins, an unmarried man and Sarah Ruggieri, an unmarried woman, as tenants in common with rights of survivorship by Deed dated November 30, 2018 from Meritage Homes of Tennessee, Inc., an Arizona Corporation, recorded December 4, 2018, in Instrument Number 20181204-0118121, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Jamika Jones, 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 3/30/2022.

Date

Jamika Jones

Affiant Signature

04/06/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204270048590