WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

#16175

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Briana Harmon JonMichael Harmon	Regions Bank d/b/a Regions Mortgage	05011004200
(NAME)	(NAME)	
3305 Hawkwood Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 847033 DEEDWARR
04/28/2022 09:42:16 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220428-0049008

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **615 Investmenst Trust, L.M. Seiner, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Briana Harmon and JonMichael Harmon,** wife and husband, hereinafter called the GRANTEES, 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. 611 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee, to which legal reference is hereby made for a more complete description.

Being the same property conveyed to 615 Investments Trust, L.M. Seiner, Trustee, by deed of record in Instrument No. 20210528-0072307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3305 Hawkwood Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 21st day of April, 2022.

615 Investments Trust, L.M. Seiner, Trustee

By: L M Seiner, Trustee
L.M. Seiner, Trustee

State of Tennessee
County of Davidson

On this the 21st day of April, 2022, before me, personally appeared L.M. Seiner as Trustee of the 615 Investments Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 21st day of April, 2022.

Notary Public
My Commission Expires: 12-16-2025
File No.: 16175

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY