This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-15534-LM

Karen Johnson Davidson County
Batch# 861457 DEEDWARR
05/24/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20220524-0059943

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2022.

Notary Public
My Commission Expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Trent Harvill, Trustee of Anthony and Janet Harvill Living Trust dated March 1, 2019 4210 Cassie Ct. Franklin, TN 37064	New Owner	086-08-0-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy V. Harvill an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony Trent Harvill and Janet Harvill, Trustees of the Anthony and Janet Harvill Living Trust dated March 1, 2019, and any amendments thereto**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Phase III, Jackson's Retreat, of record in Book 5200, Pages 517 and 518, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy V. Harvill and wife, Joan Ann Harvill, by Warranty Deed from Teresa J. Parnell, unmarried, of record in Book 10029, Page 896, in the Register's Office of Davidson County, Tennessee, dated April 25, 1996 and recorded on April 29, 1996. **The said Joan Ann Harvill having died on January 14, 2018.**

This is ☒ improved or ☐ unimproved property located at: **1521 Andchel Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2022.

GRANTOR:

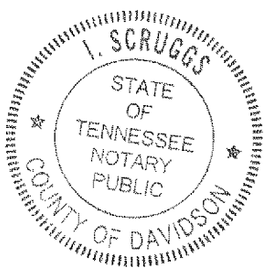
Timothy V. Harvill

Timothy V. Harvill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy V. Harvill, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2022.



Notary Public
My Commission expires: 11/06/2024

202205240059943

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am 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 5-17-22

Affiant Signature

5-17-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 **day of** May, 2022.

Notary's Signature

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-6-24

Notary's Seal