THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Momentum Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
5) 701-6444

Karen Johnson Davidson County
Batch# 861983 DEEDQC
05/24/2022 01:12:26 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220524-0060201

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--

Anthony Dwayne Harris, Grantor, Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

Notary Public
My Commission Expires: February 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jennifer Learline Mobley-Harris 2112 Remington Park Road Old Hickory, TN 37138	SAME	Map/Parcel. 64-8-A-120CO Parcel

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QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anthony Dwayne Harris, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest, hereby remise, release and quitclaim all of the Grantor's right, title and interest in, including but not limited to the Grantor's marital interest in the joint tenants by the entirety, the subject real property and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to Jennifer Learline Mobley.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 20th day of May, 2022.

Anthony Dwayne Harris

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Dwayne Harris, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2021.

My Commission Expires: February 9, 2025

Notary Public

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Three, Merritt Downs of record in Instrument No: 20040629-0076758, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Anthony Harris and Jennifer Mobley-Harris, husband and wife, be deed from Beazer Homes Corp, a Tennessee Corporation, of record in Instrument 20050505-0051008, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Matthew Mullins, 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 May 20, 2022.

Date

Matthew Mullins

Affiant Signature

5/20/2022

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of May, 2022.

Keely Mullins

Notary's Signature

My Commission Expires: 2/9/25

Date

Notary's Seal (if on paper)



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY ABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Shelly Abell
My Commission Expires
March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Harris	Beazer Mortgage Corp.	64-8-A-120CO
(NAME)	(NAME)	
2112 Remington Park Road	4344 Kenilwood Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Harris and Jennifer Mobley-Harris, husband and wife, 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. 82 on the Plan of Section Three, Merritt Downs of record in Instrument No: 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed from Gilbert S. Merritt, Jr., of record in Instrument No: 20040107-0002886, 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 2112 Remington Park Road, Old Hickory, TN 37138
(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 hand this 29th day of April, 2005.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 05/05/05 16:08 2 pgs
Fees:13.00 Taxes:885.50

20050505-0051008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of the Beazer Homes Corp., the within named bargainor, a corporation, and that she as such Agent being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires:

Notary Public

SHELLY ABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shelly Abell
My Commission Expires
March 25, 2006