Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,200,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of June, 2022.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 868424 DEEDWARR
06/07/2022 12:19:37 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220607-0065166

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Harper Trust 2621 Barclay Drive Nashville, TN 37206	NEW OWNER	083-12-0N-001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY JOSEPH IANNONE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey TIMOTHY M. JOHNSON, TRUSTEE OF THE HARPER TRUST DATED MAY 24, 2022, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 2621, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at Barclay and Brittany, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171012-0104727 and amended in Instrument No. 20171205-0124102, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which plan reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at Barclay and Brittany, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171012-0104727 and amended in Instrument No. 20171205-0124102, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Anthony Joseph Iannone, a married man, by Warranty Deed dated 02/27/2017, from Daniel Eli Bates and Brian K. Harris, as tenants in common, of record in Instrument No. 20170228-0019853, Register's Office for Davidson County, Tennessee.

This is investment property for Anthony Joseph Iannone, Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2621 Barclay Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of June, 2022.

Anthony Joseph Iannone

STATE OF ~~TENNESSEE~~ IL
COUNTY OF DU PAGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Joseph Iannone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2022.

My commission expires: 07-21-2024

Notary Public KRYSTYNA NIEMCZYK

KRYSTYNA NIEMCZYK
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 31, 2024