Karen Johnson Davidson County
Batch# 871311 DEEDWARR
06/14/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20220614-0067532

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $571,000.00.

Affiant

Sworn to and subscribed before me this 7th day of June, 2022.

Notary Public
My Commission Expires: 6-18-25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William Roland Zeigler Hannah Maria Perryman	5014 Lewisdale Court	Churchill Mortgage Corp.	
5014 Lewisdale Court		1749 Mallory Ln, Ste 100	147-15-0-087.00
Nashville, TN 37211	Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **James C. Harwood and Abigail C. Harwood, f/k/a Abigail C. Mullen, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **William Roland Zeigler and Hannah Maria Perryman, as joint tenants,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 527 on the Plan of Whispering Hills, Section II-C of record in Plat Book 2663, Page (s) 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Harwood and Abigail C. Mullen, both unmarried as tenants in common with rights of survivorship by Warranty deed from Freedom Properties, LLC of record in Instrument No. 20150825-0085522 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 25, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 66 and 67, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2797, Page 483, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of June, 2022.

James C. Harwood

Abigail C. Harwood, f/k/a Abigail C. Mullen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **James C. Harwood and Abigail C. Harwood, f/k/a Abigail C. Mullen, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of June, 2022.

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24

Certificate of Authenticity

I, Nick Harris, 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 6/7/2022.

Date

Affiant Signature

6/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of June, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY