Prepared by and after Recording,
Send To:
Fresa Tavera

Boston National Title Agency,

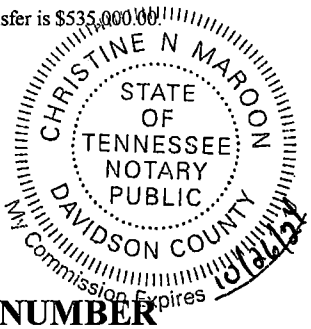
LLC 400 Rouser Road Bldg 2,

Suite 101 Coraopolis, PA 15108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $535,000.00.

Amanda Birmer
Affiant
Sworn to and subscribed before me this 12th day of April, 2022.

Notary Public
My Commission Expires:



PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

097-04-0-034.00

GENERAL WARRANTY DEED

Marti B. Harbby and husband, Calvin Harbby, hereinafter grantor, whose tax-mailing address is, **6000 Port Anadarko Trl, Hemitage, TN, 37076,** for **$535,000.00 (Five Hundred Thirty-Five Thousand Dollars and Zero Cents)** in consideration paid, grant, with general warranty covenants to **Alex Van Fleet and Melissa Van Fleet, wife and husband,** hereinafter grantees, whose tax mailing address is Property Address the following real property:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Lake Park, Section I, as of record in Plat Book 4175, Pages 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

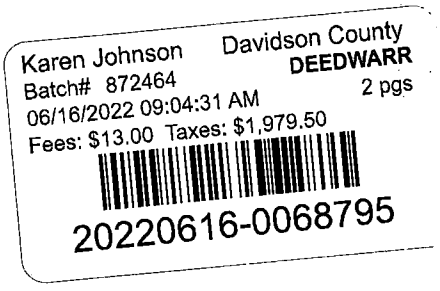
Being the same property conveyed to Marti B. Harbby, a married woman and husband, Calvin Harbby by Warranty deed from Paul L. Barnard and wife, Jo Anne F. Barnard of record in Instrument No. 20110527-0040696 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on May 27, 2011.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Tax ID: 097-04-0-034.00

Property Address is: 6000 Port Anadarko Trl, Hemitage, TN, 37076



Executed by the undersigned on 12 on this day April, 2022:

Calvin Harbby
Calvin Harbby

Marti Harbby
Marti Harbby

Melissa Van Fleet

Alex Van Fleet

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 12th, 2022 by **Calvin Harbby and Marti Harbby** who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023