Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-22-3105

Karen Johnson Davidson County
Batch# 873927 DEEDWARR
06/17/2022 03:58:58 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220617-0070003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 2022. Notary Public COMMISSION EXPIRES: _____ (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE MY Commission Expires on 06/05/2025 DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan Clauson Enock Adjei	new owners	108 12 0B 008.00
(NAME)	(NAME)	
3105 Harborwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Angela M. Lex and Nicholas Jay, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Clauson and Enock Adjei, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 5 on the Plan of Harborview, Phase 1-A, Section One, of record in Plat Book 6900, Page 583, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description. Tax ID: 108 12 0B 008.00
Property Address is: 3105 Harborwood Dr. Nashville, TN 37214

Being the same property conveyed to Angela M. Lex and Nicholas Jay, wife and husband by Deed dated June 9, 2021 from Angela M. Lex and Nicholas Jay, who acquired title as Nicholas Hand, wife and husband, recorded July 8, 2021, in Instrument Number 202107080092453, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3105 Harborwood Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (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. successors 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, successors 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 our hands this 14 day of June, 2022.

Angela M. Lex

Nicholas Jay

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Angela M. Lex and Nicholas Jay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14 day of June, 2022.

S. Nixon Pressley

Commission Expires: 01/26/2025

