Karen Johnson Davidson County
Batch# 873932 DEEDWARR
06/17/2022 04:02:44 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40

20220617-0070017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$412,000.00** (Four Hundred Twelve Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of June, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024 (NOTARY SEAL)

	THIS INSTRUMENT PREPARED BY ~~**AND PLEASE RETURN TO:**~~ **GRISSIM TITLE & ESCROW, LLC.** 1222 17th Avenue South, Nashville, TN. 37212	Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: JM MR 22 329
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Anna Curley and Harold Curley 329 Bonnavue Drive Hermitage, TN 37076	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	07408012700

WARRANTY DEED

FOR AND IN 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, I/WE, **BRENDA J. WAGNER, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANNA CURLEY, A SINGLE WOMAN AND HAROLD CURLEY, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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(s) 718, as shown on the map entitled the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary L. Harrison, an unmarried person, by deed from Stephen Belcher and spouse, Kaitlin Belcher of record in Instrument No. 20200408-0036894, dated April 3, 2020 and recorded April 8, 2020, Register's Office for Davidson County, Tennessee. Gary L. Harrison a/k/a Gary Lee Harrison having since died September 14, 2021. The Estate of Gary Lee Harrison, deceased, being administrated under Probate File 21P1879, Probate Court Clerk's Office for Davidson County, Tennessee. Patricia Krohman, Richard Harrison and Brenda J. Wagner are the sole heirs-at-law of Gary Lee Harrison, deceased. Also being the same property conveyed to Brenda J. Wagner by deed from Patricia Krohman and Richard Harrison of record in Instrument No. 20220417-0070015, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. e 20220417-0070016, Register's Office for Davidson County, Tennessee.

The said Brenda J. Wagner hereby makes oath that the above described property has never been the domicile of Brenda J. Wagner.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **329 BONNAVUE DRIVE** **HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 15th day of June, 2022

Brenda J. Wagner, Individually

Estate of Gary L. Harrison a/k/a Gary Lee Harrison

By: Brenda J. Wagner, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brenda J. Wagner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of June, 2022.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda J. Wagner**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administratrix of the **Estate of Gary L. Harrison a/k/a Gary Lee Harrison**, and in her capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2022.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024