Karen Johnson Davidson County
Batch# 877819 DEEDWARR
06/24/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220624-0072734

WARRANTY DEED

PATRICIA D. PINNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

DM-C-22-2809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Michelle Lorna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 02-01-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis Apple (NAME)	First Option Mortgage, LLC (NAME)	
2809 Surrey Road (ADDRESS)	1100 Circle 75 Pkwy SE Suite 300 (ADDRESS)	096-09-0-128.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Atlanta GA 30339-3024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MASON HALE HARRIS, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS APPLE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, 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 Mason Harris by Quitclaim deed from Brian Fleck of record in Instrument No. 201811050109406 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on November 05, 2018.

This conveyance is subject to:
- 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 1424, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1537, Page 481, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2809 Surrey Road, Nashville, Tennessee 37214**.

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. 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/our hand(s) this the 21st DAY OF JUNE, 2022.

Mason Hale Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MASON HALE HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/6/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 06-21-2022 (date of document).

Affiant Signature

06-21-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

