Karen Johnson Davidson County
Batch# 878866 DEEDWARR
06/27/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220627-0073459

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $350,000.00.

X _____
Affiant

Subscribed and sworn to before me this 16th day of June, 2022.

_____
Notary Public
My Commission Expires: 1/28/26
File No. G22-16326

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel A. McLeod and Trisha L. McLeod (NAME) 961 Harpeth Bend Drive (STREET ADDRESS) Nashville, TN 37221 (CITY) (STATE) (ZIP)	First Bank (NAME) 722 Columbia Avenue (STREET ADDRESS) Franklin, TN 37064 (CITY) (STATE) (ZIP)	156-05-0-018.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RedfinNow Borrower LLC, a Delaware Limited Liability Company** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Samuel A. McLeod and Trisha L. McLeod, husband and wife** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 801 on the Plan of Harpeth woods, Section Four, First Addition, of record in Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RedfinNow Borrower LLC, a Delaware Limited Liability Company by Deed dated March 31, 2022, recorded April 12, 2022, in Instrument Number 20220412-0042235, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Book 10457, Page 716, dated May 14, 1997, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 961 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the ~~16th~~ 14th day of June, 2022.

RedfinNow Borrower LLC, a Delaware Limited Liability Company

By: _____

Hala matar (printed name) Asset Manager (title)

STATE OF North Carolina
COUNTY OF Mecklenburg }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Hala matar (Name), Asset Manager (title) of RedfinNow Borrower LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Asset Manager of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~16th~~ 14th day of June, 2022.

Janeen Miller Hogue
Notary Public My Commission Expires: June 7, 2024

Janeen Miller Hogue

JANEEN MILLER-HOGUE NOTARY PUBLIC MECKLENBURG COUNTY, NC

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-14-22 (date of document).

Affiant Signature

6-23-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23rd day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY