Karen Johnson Davidson County
Batch# 885475 DEEDWARR
07/07/2022 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220707-0078541

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me this 6th day of July, 2022.

Notary Public
My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2022-316

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dan Allen Jolliff	New Owner	
5121 Ander Drive		181-10-0E-015.00-CO
Nashville, TN, 37013		

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, we

Rachel Harrison, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dan Allen Jolliff, unmaried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Rachel Harrison by Warranty Deed from Christopher Nugent and Stephanie L. Nugent, husband and wife of record in Instrument No. 20190807-0078387 Register's Office for Davidson County, Tennessee, dated August 2, 2019 and recorded on August 7, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5121 Ander Drive, Nashville, TN 37013.**

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 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 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 6th day of July, 2022.

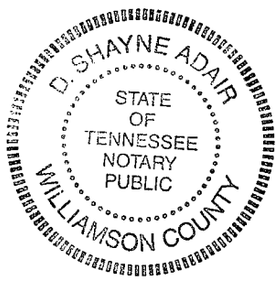
Rachel Harrison

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 Rachel Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-6-22.

Affiant Signature

7-7-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY