Karen Johnson Davidson County
Batch# 885528 DEEDWARR
07/07/2022 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220707-0078623

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethan Harb	Ethan Harb	M/P 09614002200
(NAME)	(NAME)	
2820 Branwood Drive	2820 Branwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(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 considerations, the receipt of which is hereby acknowledged, I/we ***Brian R. Caroland and Charlotte Coggins Caroland, husband and wife,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Ethan Harb, an unmarried man, and Kristi Lay Harb, an unmarried woman, as tenants in common with rights of survivorship,*** hereinafter called the GRANTEE(S), his/her/their 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 No. 112, on the Plan of Twin Lawn, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Brian R. Caroland and Charlotte Coggins Caroland, husband and wife by Warranty Deed from Wesley Dryw Young, married, Heir at Law of Sheila A. Young, also known as Sheila A. Scott, deceased, dated 01/17/2017, of record in Instrument 201701180005336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2338, Page 511, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2820 Branwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7th day of July, 2022.

Brian R. Caroland

Charlotte Coggins Caroland

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian R. Caroland and Charlotte Coggins Caroland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of July, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 July 7, 2022.

Tracey Trumphour
Affiant
Date: 7-7-2022

STATE OF TENNESSEE
COUNTY OF Wilson

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

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202207070078623