Karen Johnson Davidson County
Batch# 887901 DEEDWARR
07/12/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220712-0080192

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of July, 2022.

Kayla Ann Carter
NOTARY PUBLIC

My commission expires: 3.7.26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brother's Shotcrete, LLC (NAME)	New owner (NAME)	150-00-0-137.00
3482 Hamilton Church Road (ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Clematine Harris, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brother's Shotcrete, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract One of an unrecorded survey by G. Barry Greer & Associates dated November 26, 1973, and being more particularly described as follows:

Beginning at the southwest corner of the Franklin property (Instrument No. 20190319-0024805, Register's Office for Davidson County, Tennessee; formerly the George W. Parker property) on the northerly margin of Hamilton Church Road; thence along the northerly margin of said Hamilton Church Road North 74° 02' W 160.0 feet to an iron pin; thence North 05° 20' E 686.0 feet to an iron pin; thence South 79° 09' E 284.4 feet to an iron pin; thence South 18° 36' W along a wire fence with the westerly boundary of Franklin 706.0 feet to the point of beginning, containing 3.53 acres, more or less.

Being the same property conveyed to AUTHOR D. HARRIS AND WIFE, CLEMANTINE HARRIS, by deed from JOHN F. PAINTER, of record in Book 4775, page 138, dated December 20, 1973, said Register's Office. The said Clemantine Harris is also known as Clematine Harris.

AUTHOR D. HARRIS died on or about December 22, 2018. leaving CLEMATINE HARRIS as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 3482 Hamilton Church Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of July, 2022.

Clemantine Harris

STATE OF TENNESSEE
COUNTY OF WILSON

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

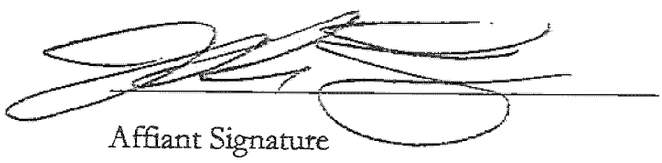
Witness my hand and official seal, this the 8th day of July, 2022.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 7/8/22.



Affiant Signature

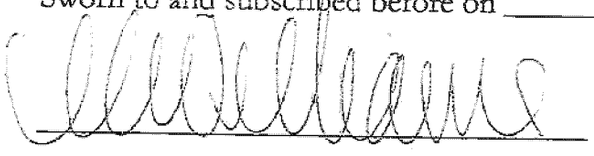
7/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/22.



Notary Public



My Commission Expires: 5.23.23