

Karen Johnson Davidson County
Batch# 889937 DEEDWARR
07/15/2022 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,766.75
20220715-0081678

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37203-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $477,500.00. ~~Affiant~~ Subscribed and sworn to before me this 14th day of July, 2022. Notary Public My Commission Expires: 10/16/2024

WARRANTY DEED

Address New Owner: Westrock Financial, L.L.C. 2312 Seifried Street Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 081 06 0 373.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Ann Harpool, a single woman ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Westrock Financial, L.L.C., an Arizona limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2312 Seifried Street, Nashville, Davidson County, Tennessee 37208.

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

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of July, 2022.

GRANTOR:

Laura Ann Harpool

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Ann Harpool, 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, at office, this 14th day of July, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Subdivision of the Southern Part of Lot No. 16 of the Nichol Property, of record in Plat Book 2, Page 49, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

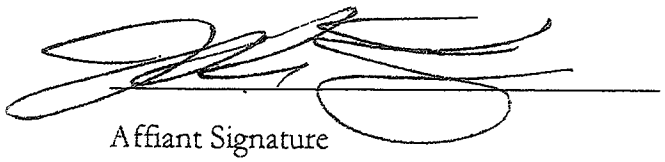
Being the same property conveyed to Laura Ann Harpool, an unmarried woman, by Warranty Deed from McKenzie Christine Coy and Chase Aubrey Coy, wife and husband, of record in Instrument No. 20190703-0065013, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the Southern Part of Lot No. 16 of the Nichol Property, as recorded in Plat Book 2, Page(s) 49.

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 July 14 2022.



Affiant Signature

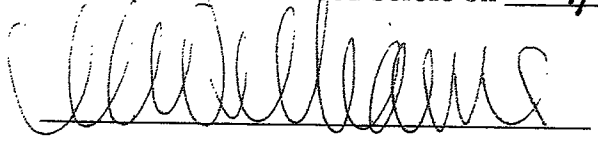
7/15/2022

Date

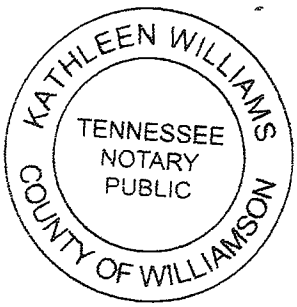
State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/15/2022.



Notary Public



My Commission Expires: 5.23.23