Karen Johnson Davidson County
Batch# 892587 DEEDWARR
07/22/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220722-0084259

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-9530-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TIIE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Harney, and Tracey L. Harney 3013 Horton Highway Kitting Ford TN 37064	New Owner	093-06-1D-504-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($535,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALEXANDER W. ENGLISH, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES L. HARNEY AND WIFE, TRACEY L. HARNEY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 504 and two parking spaces, together with the appurtenant interest in the common elements of Banner Block Condominiums, as established by the Master Deed of record in Instrument No. 20050527-0060419; as amended in Instrument No. 20050927-0115946; Instrument No. 20060728-0091581; Instrument No. 20060731-0092812; Instrument No. 20060907-0110529; Instrument No. 20061013-0127441; and Instrument No. 20061027-0133858, to which plan reference is hereby made for a more complete description, Register's Office for said County.
>
> Being the same property conveyed to Alexander W. English from Shawn A. Hawley, married, by Warranty Deed dated April 23, 2013 and recorded April 16, 2013 in Instrument #20130416-0038007, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 309 Church Street, #504, Nashville, TN 37201

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14 day of July, 2022

DONGWU KIM
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 609600
Expires May 20, 2025

GRANTOR(S)

Alexander W. English

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, a Notary Public, Alexander W. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of July, 2022.

Notary Public

Dongwu Kim
Printed Notary Name

My commission expires: May 20th, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 22 (date of document).

Jennifer L. Pennell

July 22, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of July, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

