Name and Address of New Owner:
Julie H. Loomis and Owen B. Loomis, Jr.
112 Hayden Trace Ct
Nashville TN 37221

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22061188

Map and Parcel: 091 02 0H 002.01

Karen Johnson Davidson County
Batch# 893546 DEEDWARR
07/25/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220725-0084844

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harmony Homes of Tennessee, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Julie H. Loomis and Owen B. Loomis, Jr.**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Unit No. B, according to Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 6206 New York Avenue, a Horizontal Property Regime with Private Elements of same appearing of record in Instrument Number 20201217-0149280, in the Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Harmony Homes of Tennessee, LLC, a Tennessee limited liability company by Warranty Deed filed for record on December 29, 2020 in Instrument Number 20201229-0153849, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 6206 New York Avenue of record in Instrument Number 20201217-0149280, By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 2606 New York Avenue, a Horizontal Property Regime with Private Elements of same appearing of record in Instrument Number 20201217-0149280, Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210826-0115555, All matters as set forth per Book 161, page 75, and all matters of unrecorded plat which sets out subdivision of subject Block C, all of said Register's Office.

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.

This is unimproved property known as: 6206 New York Ave B, Nashville, TN 37209

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 assigns, 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 hand this 22nd day of July, 2022.

Harmony Homes of Tennessee, LLC, a Tennessee limited liability company

BY: _____
Tyler Thomason
Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Tyler Thomason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Harmony Homes of Tennessee, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 22nd of July, 2022.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 4/19/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 22nd day of July, 2022.

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 11-20-22

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 7/22/22 (date of document).

Affiant Signature

7/25/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25 day of July, 2022.

Notary Signature

My Commission Expires: 3/15/2025

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202207250084844