Karen Johnson Davidson County
Batch# 893915 DEEDWARR
07/26/2022 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20220726-0085329

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File #22-DM-1822-A-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED & SWORN TO BEFORE ME, THIS 15th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew B. Harrison	NEW OWNER	
(NAME)	(NAME)	
1822 A 6th Avenue North	1822 A 6TH AVENUE NORTH	**081 08 2E 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NASHVILLE TN 37208	
(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 consideration, the receipt of which is hereby acknowledged, **ANDREW DEAN REESE, AND JORDAN REESE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW B. HARRISON, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 1822 6th Avenue North Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1822, 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" of Instrument No. 20131101-0113379, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Andrew Dean Reese, by Warranty Deed from Bryce M. McClane, Unmarried, Robert J. McClane and Janet B. McClane, Husband and Wife, of record in Instrument No. 20190905-0089844, in the Register's Office of Davidson County, Tennessee, dated September 03, 2019 and recorded on September 05, 2019.

This conveyance is subject to:
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131101-0113379.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20140509-0040002.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1822 A 6th Avenue North, Nashville, TN 37208.**

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), their heirs and 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), 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 my/our hand(s) this the 15th day of July, 2022.

Andrew Dean Reese

Jordan Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2022, before me personally appeared Andrew Dean Reese and Jordan Reese, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 372046

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 15, 2022.

Date

Affiant Signature

7/26/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON