Karen Johnson Davidson County
Batch# 894457 DEEDWARR
07/27/2022 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $5,254.00
20220727-0085624

Name and Address of New Owner:
Alwyn Dalvester Harriott and Melphine Merle Ponniah Harriott
1546 Hudson Road
Nashville, TN 37115

Send Tax Bills To:
First Horizon Bank
1 Music Circle South, Ste 330
Nashville, TN 37203

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 063-00-0-262.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marcus M. Min and wife, Tina K. Min**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alwyn Dalvester Harriott and Melphine Merle Ponniah Harriott, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying in the 9th, (formerly 11th) Councilmanic District of Davidson County, State of Tennessee, being described as Tract Six of Dillard Hill Estates, not of record, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 of the Final Plat, Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Commencing at an iron rod situated in the Southerly margin of Hudson Road, said point also being the Northeast corner of the William J. Dillard and wife, property of record in Book 5883, Page 211, R.O.D.C., TN; thence leaving said road, S 21 Degrees 53 Minutes 11 Seconds E, a distance of 499.24 feet to an iron rod; thence S 08 Degrees 17 Minutes 07 Seconds E, a distance of 898.33 feet to the point of beginning of the herein described tract of land; thence N 81 Degrees 50 Minutes 10 Seconds E, a distance of 234.87 feet to an iron rod; thence S 08 Degrees 09 Minutes 50 Seconds E, a distance of 44.48 feet to an iron rod; thence S 50 Degrees 18 Minutes 40 Seconds E, a distance of 263.96 feet to an iron rod; thence S 13 Degrees 34 Minutes 25 Seconds E, a distance of 392.22 feet to an iron rod; thence N 85 Degrees 53 Minutes 27 Seconds W, a distance of 114.03 feet to an iron rod; thence N 85 Degrees 19 Minutes 48 Seconds W, a distance of 179.42 fee to an iron rod; thence N 86 Degrees 00 Minutes 40 Seconds W, a distance of 165.18 feet to an iron rod; thence N 08 Degrees 17 Minutes 07 Seconds W, a distance of 531.79 feet to the point of beginning.

Being the same property conveyed to Marcus M. Min and wife, Tina K. Min by Warranty Deed from Margaret Marie Piercey Dillard, unmarried, of record in Instrument No. 20010918-0100854, Register's Office for Davidson County, Tennessee, dated September 12, 2001 and recorded on September 18, 2001. (Value of consideration shown in aforementioned deed $107,500.00.).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2022.

_____(SEAL)
Marcus M. Min

_____(SEAL)
Tina K. Min

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcus Min and Tina Min, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of July, 2022.

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Hebhart
(Affiant)

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

Notary Public
My commission expires: 5/20/2025



File No. ST-22-496

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 7/25/2022 (date of document).

Caleb Waters
Affiant Signature

7/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

