Karen Johnson Davidson County
Batch# 896428 DEEDWARR
08/01/2022 09:23:27 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20220801-0086939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/28/25
(AFFIX SEAL)

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Calvin Eric Cantrell and Mary Jane Cantrell	Calvin Eric Cantrell	Parcel ID: 117-11-0J-213.00CO
(NAME) 2025 Woodmont Blvd	(NAME) 291 Remington Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Taz Harmon, Trustee of the Taz J. Harmon Living Trust Agreement dated December 29, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Calvin Eric Cantrell and Mary Jane Cantrell, husband and wife**, 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, being Unit No. 213, together with the appurtenant interest in the common elements of the Hillmont Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 as re-recorded as Instrument No. 20040212-0017074, and as amended as Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Taz Harmon, Trustee of the Taz J. Harmon Living Trust Agreement dated December 29, 2013 by Warranty Deed from Carlton D. Henley, Jr. and Karen W. Henley, husband and wife, dated June 3, 2019 and recorded June 7, 2019 in Instrument No. 20190607-0054490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd, #213, Nashville, TN 37215

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 representatives, 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 hands this _____ day of July, 2022

Taz Harmon, Trustee of the Taz J. Harmon Living Trust Agreement dated December 29, 2013

BY: _____
Taz Harmon

STATE OF MISSOURI
COUNTY OF Boone

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Taz J. Harmon** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be **Taz Harmon, Trustee of the Taz J. Harmon Living Trust Agreement dated December 29, 2013**, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Columbia, Missouri, on this the 28th day of July 2022.

_____
Notary Public

My Commission Expires: 4/12/2024

KATELYN GRIFFITH
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 4/12/2024
Commission #12327025