Karen Johnson Davidson County
Batch# 898719 DEEDWARR
08/04/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220804-0088835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6.27.26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lia Shepard Flynn	Evansville Teacher Federal Credit Union	133 13 0 062.00
(NAME)	(NAME)	
4705 Danby Drive	1200 Forest Bridge Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Harmon and Amy Harmon, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lia Shepard Flynn, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being Lot No. 90 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 90 fronts 91 feet on the West side of Danby Drive, and runs back between lines, 214.4 feet on the South line and 225.5 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 61.7 feet.

Being the same property conveyed to Joseph Harmon and Amy Harmon, husband and wife, by Warranty Deed from Deborah B. Fulcher, Executrix of the Estate of Rebecca Barker, and Deborah B. Fulcher and Roger Donald Barker, individually, of record in Instrument No. 20160824-0088560 , in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbay Hal,l Section I, as recorded in Plat Book 2331, Page(s) 18, said Register's Office.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7780, Page 808, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Building Retrictions recorded in Book 2345, Page 514 and Book 2393, Page 627, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants For Detached Structure recorded in Instrument No. 20200812-0090067, 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.

unimproved ☐
This is improved ☒ 4705 Danby Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 1st day of August, 2022.

Joseph Harmon

Joseph Harmon

Amy Harmon

Amy Harmon

STATE OF TENNESSEE

COUNTY OF Williamson

On this 1st day of August, 2022, before me personally appeared Joseph Harmon and Amy Harmon, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

File No.: 2022-0264
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 4, 2022 (date of document).

Affiant Signature

August 4, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025