Karen Johnson Davidson County
Batch# 921124 DEEDWARR
09/23/2022 02:40:52 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20220923-0105932

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220800236

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this
22nd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/23

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 03, 2023

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Davis **2627B Airpark Drive** **Nashville, TN 37206**	**SAME AS NEW OWNER**	**0484-01-0G-002.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnny R. Harrison and Steven Lee Ulshafer, married to each other

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael F. Davis, an unmarried man

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 B, a/k/a Unit 2627 B Airpark Drive, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Element at Airpark Drive II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160902·0092899, as amended in Instrument No. 20180423-0038148, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny R. Harrison, married, by Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20180508-0044026, Register's Office for Davidson County, Tennessee, dated May 4, 2018 and recorded May 8, 2018,.

Further, being the same property conveyed to Johnny R. Harrison, unmarried and Steven Lee Ulshafer, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Johnny R. Harrison, unmarried, of record in Instrument No. 20191023-0108766, Register's Office for Davidson County, Tennessee, dated October 8, 2019 and recorded on October 23, 2019.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2627B Airpark Drive, Nashville, TN 37206**
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 22nd day of September, 2022.

Johnny R. Harrison

Steven Lee Ulshafer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny R. Harrison and Steven Lee Ulshafer the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025