This instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 921323 DEEDWARR
09/26/2022 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220926-0106238

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2022.

Notary Public
My commission expires:

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric Harris and Amanda Harris 200 Chesterton Ct Madison, TN 37115	New Owner	053-13-0 060.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM BAKER HARRIS AND LARA CATHERINE NORTH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC HARRIS AND AMANDA HARRIS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 136, as shown on the map entitled Kimbolton Phase I, of record in Plat Book 6900, pages 276, 277 & 278 as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Baker Harris, unmarried and Lara Catherine North, unmarried, as tenants in common with rights of survivorship, by deed dated 04/06/2018, from Sven A. Ericson, a single man and Matthew J. Tucker, a single man, of record in Instrument No. 20180410-0033595, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 200 Chesterton Ct, Madison, TN 37115

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WM

Witness my hand this the 31st day of August, 2022.

William Baker Harris

Lara Catherine North

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Baker Harris and Lara Catherine North, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY