Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BC-22-2460

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
Russell E. Freeman, Attorney
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 923554 DEEDWARR
09/30/2022 10:48:45 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220930-0108028

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Christina Marie Mitchell Harper and Dale Harper 2460 Crocker Springs Road Goodlettsville, Tennessee 37072	new owner	023-00-0-147.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA L. COMPTON, unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **CHRISTINA MARIE MITCHELL HARPER and DALE HARPER, wife and husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Certain real property situate in Davidson County, Tennessee, and described according to a mortgage loan inspection dated March 10, 1989, made by William M. Keel, RLS No. 990, as follows, to-wit:

BEGINNING at an iron pin in the Easterly margin of Crocker Springs Road, said pin being the Southwesterly corner of the property conveyed to A. Krantz by deed of record in Book 4644, page 758, Register's Office for Davidson County, Tennessee, thence North 47° 26' East, 155.24 feet to an iron pin; thence North 37° 37' East 162.71 feet to an iron pin; thence North 30° 13' East 90.0 feet to a point; thence South 36° 19' 2" East, 238.63 feet to a point; thence South 30° 13' West 90.0 feet to a point; thence South 47° 20' 32" West, 320.00 feet to a point in the Easterly margin of Crocker Springs Road, North 33° 43' 56" West, 147.88 feet to a point; thence along a curve to the left (1=3° 8' 2"; R=1175.92 feet) a distance of 64.32 feet to the point of beginning, containing 2.02 acres, more or less.

Being the same property conveyed to SAMANTHA L. COMPTON, AN UNMARRIED WOMAN, by deed from CRAIG CRAWFORD AND WIFE, REBECCA CRAWFORD, of record in Instrument No. 20150310-0020384, dated March 4, 2015, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$410,000.00**.

Subscribed and sworn to before me this 26th day of September, 2022.

My Commission Expires: 07/02/24

Affiant

Notary Public

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2024

This is improved property located at 2460 Crocker Springs Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 23 day of September, 2022.

SAMANTHA L. COMPTON

STATE OF COLORADO
COUNTY OF EL PASO

Personally appeared before me, LAWRENCE R TOOMEY, a Notary Public in and for said County and State, **SAMANTHA L. COMPTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at COLORADO SPRINGS, CO, this the 23 day of September, 2022.

LAWRENCE R TOOMEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954002340
MY COMMISSION EXPIRES MAR 22, 2023

Larry R Toomey
NOTARY PUBLIC

My Commission Expires: 03-22-2023