Karen Johnson Davidson County
Batch# 923982 DEEDWARR
09/30/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,784.33
20220930-0108289

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $482,250.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Timothy Fuqua and Jay Phapheelom	Carinal Financial Company, Limited Partnership DBA Peoples Home Equity	095-01-0-010-00
2116 Dearborn Drive	3701 Arco Corporate Drive, Ste. 200	
Nashville, TN 37214-1909	Charlotte, NC 28273	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William H. Harper, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Fuqua and Jay Phapheelom

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot No. 83 on the Plan of Donelson Hills, as of record in Book 2331, page 22 and 23, Register's Office for Davidson County.

Said Lot No. 83 fronts 65 feet on the West side of Dearborn Drive and runs back 295.4 feet on the North line and 258.2 feet on the South line, to a dead line in the rear, measuring 118.6 feet.

Being the same property conveyed to Wayne Harper and wife, Margaret Colquitt Harper, from Marshall L. Bailey and wife, Kayrene D. Bailey, by deed of record in Book 2498, page 109, Register's Office for Davidson County. Wayne Harper having died on January 24, 2007

Being the same property conveyed to William H. Harper by Executor's deed from William H. Harper, Executor of The Estate of Margaret Ann Harper, Deceased of record in Instrument No. 20130624-0064723 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 24, 2013. Estate of Margaret Ann Harper, Docket No. 13P276.

This property has never been a primary residence of the grantor or his spouse.

This is improved property known as **2116 Dearborn Drive, Nashville, TN 37214-1909.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of September, 2022.

William H. Harper

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TC

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William H. Harper, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of September, 2022.

Notary Public
My Commission Expires: May 7, 2024

SolomonParks File No. 22-000991-526



Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/28/22 (date of document).

Affiant Signature

9/30/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30 day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County