Karen Johnson Davidson County
Batch# 924827 DEEDWARR
10/03/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20221003-0109091

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. BC-22-3254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael David Brassfield and Megan Bannon	New Owner	
(NAME)	(NAME)	
1811 Meridian Street		082-07-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Christina Mitchell Harper and Dale Harper, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael David Brassfield and Megan Bannon, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the south 25.0 feet of Lot No. 16 on the Plan of Shields, Davis, Sharpe and Horn's Addition, as of record in Book 57, page 86, Register's Office for Davidson County, Tennessee.

Said part of lot No. 16 fronts 25.0 feet on the westerly side of North Second (formerly Harris Street) and runs back between parallel lines 145.0 feet, more or less, to an alley.

Being the same property conveyed to Christina Marie Mitchell, an unmarried person by Warranty deed from Eric D. Martin, Sr., an unmarried person of record in Instrument No. 20120530-0046637 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on May 30, 2012.

Christina Marie Mitchell is now married and known as Christina Mitchell Harper.

Dale Harper joins in this conveyance to convey any interest he has in the subject property as spouse of Christina Mitchell Harper.

This is property more commonly known as 818 North 2nd Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of September, 2022.

Christina Mitchell Harper

Dale Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Christina Mitchell Harper and Dale Harper, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **September 26, 2022**.

Affiant Signature

September 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

26th day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

