WARRANTY DEED

Karen Johnson Davidson County
Batch# 936738 DEEDWARR
11/02/2022 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20221102-0118103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF OCTOBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22234 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Jonathan Harris and Karen Harris 2509 Hillsboro Road Franklin, TN 37069	New Owner	131 12 0 016.00

For and in consideration of the sum of One Million Fifty Thousand And 0/100 ($1,050,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ROBERT L CHEN, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JONATHAN HARRIS AND KAREN HARRIS, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Lea Gran Estates of record in Plat Book 2083, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 148 feet on the broken southerly margin of Lipscomb Drive and extends back 221 feet on the easterly line and 272.9 feet on the west line to a dead line in the rear, measuring 194.7 feet thereon.

BEING the same property conveyed to Robert L. Chen by Quitclaim Deed from Beverly M Zak, dated June 13, 2018, recorded on June 21, 2018 in instrument number 201806210059826, registers office of Davidson County, Tennessee.

BEING the same property conveyed to Robert L. Chen and Beverly M Zak, husband and wife by Warranty Deed from Jamie W Rudisill and Edgar N Rudisill, husband and wife dated June 02, 2006, recorded on February 07, 2007, in Instrument No. 20070207-0016388 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1123 Lipscomb Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ROBERT L CHEN to JONATHAN HARRIS AND KAREN HARRIS, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 1123 LIPSCOMB DRIVE, NASHVILLE, TN 37204.]

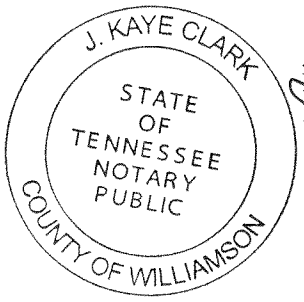
Witness our/my hand on the 31st day of October, 2022.

Robert L Chen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L Chen, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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



Notary Public
My Commission Expires: 9/30/2024

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Oct. 31, 2022.

Kimberly Hollingshead, Esq.

Oct. 31, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of October, 2022.

Notary Signature

My Commission Expires_____

N. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023