Karen Johnson Davidson County
Batch# 950787 DEEDWARR
12/13/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20221213-0129140

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $374,000.00.

Affiant

Subscribed and sworn before me this the 12th day of December, 2022.

Notary Public
My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Colton Harper, William Ronald Harper, and Brenda S. Harper 2412 Woodberry Drive Nashville, TN 37214	RONALD HARPER 154 KAREN DR. MT. JULIET, TN 37122	095-11-0 047.00

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, RODNEY MCCASLAND, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM RONALD HARPER AND BRENDA S. HARPER, HUSBAND AND WIFE, AND JOSHUA COLTON HARPER, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 No. 33 on the Plan of Merry Oaks, Section II of record in Plat Book 2133, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney McCasland, a single man, by deed dated 07/15/2015, from Michael W. McClain and wife, Amanda McClain, of record in Instrument No. 20150721-0071194, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2412 Woodberry Drive, Nashville, TN 37214.

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.

Witness my hand this the 12th day of December, 2022.

Rodney McCasland

Rodney McCasland

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rodney McCasland, 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.

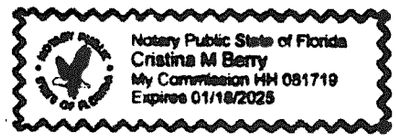
Witness my hand and official seal this 12th day of December, 2022.

My commission expires:

Cristina M Berry

Cristina M Berry

Notary Public



CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 12 day of DECEMBER, 2022.

Date: 12-12-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 12 day of DECEMBER, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY