Karen Johnson Davidson County
Batch# 953468 DEEDWARR
12/20/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221220-0131421

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2022.

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erid Harrison **Cheryl Harrison**	**United Wholesale Mortgage, LLC**	**108-04-0-131.00**
817 Restover Court	**PO Box 202028**	
Nashville, TN 37214	**Florence, SC 29502-20278**	

FOR AND IN 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, WE, **Sheridan Jemison, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erid Harrison and Cheryl Harrison, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 817 Restover Court, Nashville, TN 37214, County of Davidson

Being Lot No. 318 on the Plan of Larchwood, Section 6, of record in Plat Book 6250, page 235, Register's Office for Davidson County, Tennnessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheridan Jemison by Warranty Deed from 1 Public Homes, LLC, dated 06/21/2018 and recorded 06/25/2018 in Instrument No. 20180625-0060867, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 108-04-0-131.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 817 Restover Court, 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 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 in 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(s) this 9th day of December, 2022.

Sheridan Jemison

Sheridan Jemison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2022, before me personally appeared **Sheridan Jemison**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 9th day of December, 2022.

Notary Public

Commission Expiration:

1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Grebhart, 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 9th Dec. '22 (date of document).

Jessica Grebhart
Affiant Signature

12/9/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

