Karen Johnson Davidson County
Batch# 962896 DEEDWARR
01/20/2023 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20230120-0004725

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $426,000.00

Jeremy Rooker
Affiant

Subscribed and sworn to before me, this the 17th day of January, 2023.

Notary Public

My Commission Expires: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Nicole Arrighi	New Owner	098-09-0A-076.00 CO
5409 Mainsail Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dayna Harris and Winston Harris, II, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Arrighi, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot 193, Phase 2A, Lakeshore, as shown on plat of record in Plat Book 7900, Page 425, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Dayna Harris and Winston Harris, II, as tenants by the entirety, by Warranty Deed from Stephen K. Gaulden and Suzanne Elizabeth Gaulden, husband and wife, dated 4/22/2021 and recorded 4/30/2021 in Instrument No. 20210430-0057965; and the same property previously conveyed to Stephen K. Gaulden and Suzanne Elizabeth Gaulden, husband and wife, by Warranty Deed from Shanna Laine Carmack and Franklin Carmack, wife and husband, dated 6/22/2018 and recorded 6/26/2018 in Instrument No. 20180626-0061542, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 5409 Mainsail Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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 Grantee, her 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 14 day of January, 2023.

Dayna Harris

Winston Harris, II

STATE OF Wisconsin

COUNTY OF Plover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dayna Harris and Winston Harris, II with whom I am personally acquainted with (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.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14 of January, 2023.

Notary Public

My Commission Expires: 10-27-2026

(SEAL)

MEGHANN HEINDL
NOTARY PUBLIC
STATE OF WISCONSIN

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/14/2023.

D. Shayne Adair

1/19/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 **day of** January, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026