Karen Johnson Davidson County
Batch# 969557 DEEDWARR
02/10/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230210-0010044

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Ryan Hargis	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 1212 Gray Bar Ln.	(NAME) 1212 Gray Bar Ln.	080-08-0-344.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37215	
(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, **Deborah E. Robinson, unmarried, and James E. Reed Jr. and wife, Delphine Monique Reed** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hargis, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 74 on the Plan of Bordeaux Hills addition, 13th Civil District of record in Plat Book 4460, Page 9, 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 Deborah E. Robinson, unmarried by Warranty deed from James Reed, Jr. (aka James E. Reed, Jr.) of record in Instrument No. 20140325-0024554 Register's Office for Davidson County, Tennessee, dated March 24, 2014 and recorded on March 25, 2014.

Being the same property conveyed to Deborah E. Robinson, unmarried, and James E. Reed, Jr. and wife, Delphine Monique Reed, as joint tenants with right of survivorship by Quitclaim deed from Deborah E, Robinson, unmarried of record in Instrument No. 20160624-0064793 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 24, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3218 Briarwick Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8th day of February, 2023.

Delphine Monique Reed, by Deborah E. Robinson, Attorney-In-Fact

James E. Reed, Jr., by Deborah E. Robinson, Attorney-In-Fact

Deborah E. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deborah E. Robinson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of February, 2023.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2023, before me personally appeared **Deborah E. Robinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James E. Reed Jr. and Delphine Monique Reed**, pursuant to a Power of Attorney of record in Instrument No. 202302100010043, in the Register's Office for Davidson County, Tennessee, and who acknowledged that she executed the same as the free act and deed of **James E. Reed Jr. and Delphine Monique Reed**.

WITNESS my hand and official seal at office this 8th day of February, 2023.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 February 10, 2023.

Signature
Date: February 10, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

