RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is ~~$465,000.00~~ $455,000.00. Affiant Sworn to and subscribed before me this 13th day of February, 2023. Notary Public My Commission Expires: 7/9/24
PREPARED BY ~~AND RETURN TO:~~ Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

Karen Johnson Davidson County
Batch# 970888 DEEDWARR
02/14/2023 03:28:24 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230214-0010815

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Andrew Harris and Cara Fidler 4513 Woodside Road Old Hickory, TN 37138	Same as new owner	06408005500

THIS GENERAL WARRANTY DEED is made and effective as of the 13th day of February, 2023 (the "***Effective Date***"), by and between:

WILLIAM SUMMERS, AN UNMARRIED MAN ("***Grantor***"); and

ANDREW HARRIS AND CARA FIDLER, HUSBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Woodside Subdivision Section 1 of record in Plat Book 5050, Page 75, 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 William Summers and Pat Summers by Warranty deed from Melissa G. Anderson, a single woman of record in Instrument No. 20040730-0091337 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on July 30, 2004.

Pat Summers died August 10, 2019, leaving William Summers as the surviving tenant by the entirety.

This is improved property commonly known as 4513 Woodside Road, Old Hickory, TN 37138.

This conveyance is being made subject to (i) taxes for the year 2023, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Easements or claims of easements not shown by the Public Records.

4. Subject to all matters shown on the Plan of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 5165, Page 321, amended by Instrument No. 20171016-0105869, re-recorded in 20171103-0113005 and Instrument No. 20171103-0113006, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

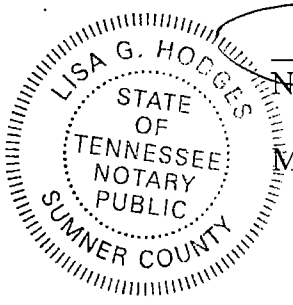
GRANTOR:

William Summers

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, WILLIAM SUMMERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2023.



Notary Public

My Commission Expires: 02/24/2024