Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 972890 DEEDWARR
02/22/2023 10:08:05 AM 2 pgs
Fees: $13.00 Taxes: $12,950.00

20230222-0012413

W-BR-23-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
IRA JONES
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Nicole Dugas	**NEW OWNER**	
(NAME)	(NAME)	**145-00-0-075.00**
1609 Otter Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA LEE HARRIS AND WIFE, AND MEREDITH ANN HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA NICOLE DUGAS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Waterwood-Heights, Section One of record in Book 3842, Page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Land lying in the Seventh Civil District of Davidson County, Tennessee, and being 4.1 acres, more or less (of a 23.5 acres tract more or less), surveyed by J.L.Murphy & Co and dated April 30, 1965 and being further described as follows:

Beginning at an iron pin n the Southerly margin of Otter Creek Road, said iron pin being 720 feet from the Northeast corner of Mable Ward et al, property, as of record In Book 770, Page 64, and Book 939, Page 434, Register's Office for Davidson County. Tennessee; said Northeast corner of Table Ward et al. property is also the Northwest corner of the 23.5 acre tract, more or less owned by Glenn Waters of which the herein described tract is part; thence Eastwardly with the Southerly margin of Otter Creek Road around a 1.933 degree curve 9.20 feet to the end of the curve; thence continuing along the Southerly margin of said road North 61 degree 52 minutes East 163.88 feet to the beginning of a 3,929 degree curve; thence Eastwardly around said 3,929 curve, 106.92 feet to an iron pin, the Northeast corner of the herein described tract; thence leaving the Southerly margin of Otter Creek Road, South 13 degree 12 minutes 40 Seconds East, 808.66 feet to an iron pin, the Southeast corner of the herein described tract, said Southeast corner is also in the Northerly margin of a 50 foot wide easement that runs parallel to and north of Glenn Water Southerly line; thence North 86 degree 30 minutes 45 Seconds West 228.00 feet with the Northerly margin of the 50 foot easement to an iron pin, the Southwest corner of the herein described tract; thence North 17 degree 42 minutes 30 Seconds West 727.73 feet to an iron pin, the point of beginning and containing 4.1 acres, more or less.

Together with rights in and to use of a 50-foot driveway easement as shown on that plan of record in Book 3842, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Lee Harris and wife, Meredith Ann Harris, by Warranty Deed from Joel Shideler, Trustee of the Otter Creek Land Trust under agreement dated May 6, 2015, of record in Instrument No. 20200922-0108639, Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 22, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 3842, Page 18, Register's Office for Davidson County, Tennessee.

- Agreement of record in Book 4117, Page 332, in the Register's Office for Davidson County, Tennessee.
- Easement as described in that deed of record in Book 3879, Page 784, Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement to the City of Forest Hills of record in Instrument No. 20011113-0124237, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Otter Creek Road, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF FEBRUARY, 2023.

Joshua Lee Harris

Meredith Ann Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA LEE HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH ANN HARRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212