WARRANTY DEED

Karen Johnson Davidson County
Batch# 973356 DEEDWARR
02/23/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230223-0012668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day February 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L Van Ham	New Owner	073-13-0-043
(NAME)	(NAME)	
2403 Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Gabriel Harr and Elizabeth Conn-Harr, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard L Van Ham and Nora J Van Ham, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 17, on the plan of Burchwood Gardens, Section One, as shown on plat of record in Plat Book 2900, Page 16, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Gabriel Harr, unmarried by Warranty Deed from Gwendolyn Oatis-Neal, unmarried and Jennifer Neal Moore, married, f/k/a Jennifer Claire Oatis-Neal, dated 02/03/2017, of record in Instrument 20170207-0012739, Register's Office for Davidson County, Tennessee. Elizabeth Conn-Harr signs to convey any and all interest she may have in said property.

This conveyance subject to all matters shown on the plat of record in Plat Book 2900, Page 16, Covenants, conditions, easements and restrictions recorded in Book 2927, Page 439, and amended and or made applicable in recorded in Book 3157, Page 469, Storm Drainage Easement of recorded in Book 4147, Page 241, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☑

2403 Porter Road, Nashville, TN 37206
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 17 day February 2023.

Gabriel Harr

Gabriel Harr

Elizabeth Conn-Harr

Elizabeth Conn-Harr

State of Tennessee
County of Williamson

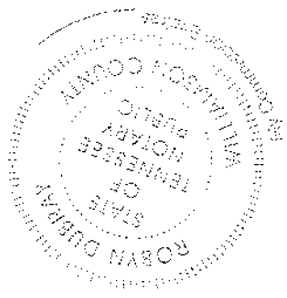
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel Harr and Elizabeth Conn-Harr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of February, 2023.

Notary Public

My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



Certificate of Authenticity

I, Joshua A. Terry, 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 2/17/2023.

Affiant Signature

2/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/22/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON