Karen Johnson Davidson County
Batch# 975067 DEEDWARR
02/28/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20230228-0014228

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-379

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of February, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darin Wyly and Danicia Hayes 743 Garrison Drive Nashville, TN 37207	First Community Mortgage, Inc 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	059-10-0-287.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Harborview Capital Holdings, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darin Wyly and Danicia Hayes, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 5-B on the Plan of Zone Lot Division, Lots 5 and 6, Haynes Manor, Section 7 of record in Plat Book 6900, Page 179, which amended Book 6250, Page 292, 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 Harborview Capital Holdings, LLC by Warranty deed from Racent White, an unmarried woman of record in Instrument No. 20230208-0009230 Register's Office for Davidson County, Tennessee, dated January 31, 2023 and recorded on February 08, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 743 Garrison Drive, Nashville, TN 37207

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 so 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.

Dated this the 23 day of February, 2023.

Harborview Capital Holdings, LLC

By: _____
Mark Weeks, Authorized Signor

STATE OF ~~NORTH~~ South CAROLINA

COUNTY OF Charleston

Before me, Kimberly Miller **of the state and county mentioned, personally appeared Mark Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for Harborview Capital Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Mark Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.**

Witness my hand and seal, at office, this 23 **day of February, 2023.**

_____
Notary Signature
My commission expires:_____

KIMBERLY MILLER
NOTARY
My Comm. Exp.
08/02/2032
PUBLIC
SOUTH CAROLINA

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 2/23/2023.

Affiant Signature

2/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON