WARRANTY DEED

Karen Johnson Davidson County
Batch# 987299 DEEDWARR
03/31/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230331-0023543

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0109

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chad Michael Harman	United Wholesale Mortgage, LLC	Map: 108070B00300CO
(NAME) 741 Saundersville Ferry Rd.	(NAME) 585 South Boulevard E.	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY W. FERGUSON AND MELISSA FERGUSON UPDIKE, DEVISEES UNDER THE WILL OF ELOISE W. FERGUSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHAD MICHAEL HARMAN, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit Number 3, Building A, of Timberlake Condominiums, (erroneously shown as Timberland Condominiums on prior deed) of record in Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Eloise W. Ferguson, a single person, by deed from Tina Colette Page, now Hatley, a single person, of record in Book 8871, Page 9, dated February 22, 1993, Register's

Office for said County. The said Eloise W. Ferguson died testate on November 11, 2022, and the Will was admitted to Probate as Probate No. 23P-1 of record in Probate Court for Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Eloise W. Ferguson.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6549, Page 475, said Register's Office; (3) Water Mains Easement of record in Book 7097, Page 120, in the Register's Office for Davidson County, Tennessee; (4) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180207-0012286, in the Register's Office for Davidson County, Tennessee; (5) Sewer and Drainage Easement of record in Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee; (6) All matters of record in Plat Book 5200, Page 342 and Plat Book 6250, Page 219, in the Register's Office for Davidson County, Tennessee; (7) Easement for Cable Television of record in Book 6587, Page 204 and Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee; (8) Sewer Easement of record in Book 7097, Page 154, in the Register's Office for Davidson County, Tennessee; (9) Charter for Homeowners Association of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6549, Page 475, amended in Book 6561, Page 141 and corrected in Book 7153, Page 617, and Book 6549, Page 520, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 101 N. Timber Dr., Nashville, TN 37214
(House No.) (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 our hands this 30th day of March, 2023.

Timothy W. Ferguson
Timothy W. Ferguson

Melissa Ferguson Updike
Melissa Ferguson Updike

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of March, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 March 30, 2023.

Tracey Trumphour
Affiant
Date: 3-30-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of March, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY