Karen Johnson Davidson County
Batch# 1001538 DEEDWARR
05/10/2023 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230510-0034763

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2023.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 25, 2026
WILSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Matthew Talley** | **Movement Mortgage, LLC** | **085-07-0-041.00** |
| **3121 Stafford Drive** | **8024 Calvin Hall Road** | |
| **Nashville, TN 37214** | **Indian Land, SC 29707** | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**William H. Harper and Elizabeth B. Harper, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Matthew Talley, unmarried man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee:
Lot 197, Stanford Country Club Estates, Section Four, as shown on plat of record in Plat Book 2900, Page 83 and 84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to William H. Harper, Sole Trustee of Residuary Trust under Will of Wayne Harper, deceased by Warranty deed from W. Owen Northrup and wife, Carol R. Northrup of record in Instrument No. 20090902-0082573, Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 02, 2009.

Being the same property conveyed to William H. Harper by Quitclaim deed from William H. Harper, Sole Trustee of Residuary Trust under Will of Wayne Harper, deceased of record in Instrument No. 20210412-0047913 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on April 12, 2021.

This is improved property known as **3121 Stafford Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of May, 2023.

William H. Harper

Elizabeth B. Harper

**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, William H. Harper and Elizabeth B. Harper, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of May, 2023.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 23-000078-626

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/5/23.

Date

Celia Stewart Rouse

Affiant Signature

5/5/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of May, 2023

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY