Name and Address of New Owner:
Glenn Harris
1430 Neelys Bend Road
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1006780 DEEDWARR
05/23/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20230523-0038834

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 063-00-0-167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony Paul Graddy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Glenn Harris and wife, Judith G. Harris,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows:

BEGINNING at a concrete monument on the west margin of Neely's Bend Road, near the intersection of Neely's Bend Road and Nawakwa Trail, travel thence S 12-06-34 E 625.91'; thence S 11-48-53 E 54.43' to the true point of beginning, and being the northeast corner of the tract herein described. From the point of beginning, travel S 11-50-50 E 210.16' to an iron pin; thence S 81-29-13 1856.09' to an iron pin; thence S 81-54-51 W 691.18' to an iron pin (passing an iron pin at 641.18') to the 396' contour at the east bank of the Cumberland River, thence upstream with the River, N 19-12-55 W 207.24' to a point, thence N 81-24-33 E 717.89' (passing an iron pin at 50') to an iron pin; thence N 81-29-04 W 1835.63' to the point of beginning and described according to a survey by Elkins Surveying Company dated September 20, 2011, shown as Tract 2 and containing 12.3 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING PROPERTY CONVEYED TO JOEL MORALES AND WIFE, SAIRA B. CAZAREZ FROM CARL CASLER, WHICH DEED IS DATED DECEMBER 11, 2012 AND RECORDED AS INSTRUMENT NO. 20121212-0114368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Tract No. 1 of the Carl Casler Property, a plat of which is of record as Instrument No. 20121129-0109543, Register's Office for Davidson County, Tennessee and which Tract contains approximately 4.000 acres as per plat.

Being the same property conveyed to Anthony Paul Graddy by Warranty deed from Carl Casler, of record in Instrument No. 20130702-0068068, Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on July 2, 2013.

This is unimproved property known as 1430 Neely's Bend Road, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS

SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2023.

Anthony Paul Graddy (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Paul Graddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2023.

STEVEN P DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/7/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary Public
My commission expires: ~~5-9-23~~ 5-9-26

File No. GNT-23-2783

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.23.23.

Affiant Signature

5.23.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of May, 2023.

Notary Signature

My Commission Expires: 05/09/2026

