Karen Johnson Davidson County
Batch# 1014495 DEEDWARR
06/13/2023 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,968.40
20230613-0045003

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37691-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $532,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dallas Gonzales, Jhakendra Hampton 1313 Weeping Cherry Lane Hermitage, TN 37076	All Western Mortgage 8345 W. Sunset Rd STE 380 Las Vegas, NV 89113	Map and Parcel No.: 075120E02100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James K. Harris and Katherine A. Harris, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Dallas Gonzales and Jhakendra Hampton, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1313 Weeping Cherry Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2023.

James K. Harris

Katherine A. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James K. Harris and Katherine A. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land Located in Davidson County, Tennessee, being Lot No. 31 on the Plan of First Revision, Blossom Trace, of record in Instrument No. 20010724-0078049, as revised in Instrument No. 20010920-0101745 and Surveyor's Certificate of Correction recorded in Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James K. Harris and Katherine A. Harris, Husband and Wife, by Warranty Deed from Joseph W Page and Wife, Kathy Page, of record in Instrument No. 20150428-0037869, in the Register's Office of Davidson County, Tennessee, dated April 20, 2015 and recorded on April 28, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 075120E02100CO. (Estimated to be $3,160.89)
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, Blossom Trace, as recorded in Instrument No. 20010724-0078049, as revised in Instrument No. 20010920-0101745 and Surveyor's Certificate of Correction recorded in Instrument No. 20011025-0116872.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010724-0078292.
5. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001220-0124666.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/12/23 (date of document).

Affiant Signature

6/12/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY