Karen Johnson Davidson County
Batch# 1019981 DEEDWARR
06/28/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230628-0049237

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $680,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of June 2023

Notary Public
My commission expires: 11-17-24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason William Harper 505 B Southern Turf Dr. Nashville, TN 37211	New Owner	105-16-0K 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON HARPER AND RACHEL HARPER, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 505 Southern Turf Drive, a Horizontal Property with Private Elements, of record in Instrument No. 20191120-0120023, as amended by First Amendment of record in Instrument No. 20191211-0127861, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as "Revised Exhibit "A" to said First Amendment, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by deed dated 08/16/2021, from Harold Gail Johnson, Jr., of record in Instrument No. 20210817-0111154, Register's Office for said County.

Also being the same property conveyed to Harold Gail Johnson, Jr., individually, by deed from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201104-0128926, dated 11/02/2020, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, by deed dated 11/20/2019, from Midtown Realty, LLC, of record in Instrument No. 20191120-0120024, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 505 B Southern Turf Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 22nd day of June, 2023.

Midtown Realty LLC

BY: HS JM Member
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such Member.

Witness my hand and official seal this 22nd day of June, 2023.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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

6/22/23.

Date

Affiant Signature

6/22/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22 day of June, 2023.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY