THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 26th day of June, 2023.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1022231 DEEDWARR
07/03/2023 11:09:27 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20230703-0050720

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harris Anne Huckabee 2312 Cisco Street Nashville TN 37204	New Owner	Tax Parcel ID No. 118-02-0-038.00

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, **Fiona Harlan, Trustee of the Harlan Family Trust dated August 21, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harris Anne Huckabee**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled David Lipscomb, of record in Plat Book 547, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FIONA HARLAN, TRUSTEE, OR HER SUCCESSORS IN INTEREST, OF THE HARLAN FAMILY TRUST DATED AUGUST 21, 2018, AND ANY AMENDMENTS THERETO, by deed from ALEXANDRA E. KOVACH, of record in Instrument No. 20200616-0062242 , dated June 15, 2020 , said Register's Office.

FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST conveyed a one-half (1/2) interest to FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST, by quitclaim deed of record as Instrument No. 20210813-0109415, dated July 11, 2021, said Register's Office.

FIONA HARLAN, TRUSTEE OF THE HARLAN SURVIVORS TRUST conveyed a one-half (1/2) interest back to FIONA HARLAN, TRUSTEE OF THE HARLAN FAMILY TRUST, by quitclaim deed of record as Instrument No. 20220127-0009910, dated January 19, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-02-0-038.00.

Matters shown on the Plan of record in Plat Book 547, page 145, said Register's Office.

This is improved property located at 2312 Cisco Street Nashville TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this ~~26th~~ 23 FH day of June, 2023.

The Harlan Family Trust dated August 21, 2018

Fiona Harlan Trustee

By: Fiona Harlan, Trustee

STATE OF TENNESSEE (w) Florida
COUNTY OF DAVIDSON ~~)~~ (w) Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fiona Harlan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Harlan Family Trust dated August 21, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~26th~~ 23 (w) day of June, 2023.

Notary Public Lawnene M Boswell

My Commission Expires: 4-13-2024

LAWNENE M BOSWELL
Notary Public - State of Florida
Commission # GG 966856
My Comm. Expires Apr 13, 2024
Bonded through National Notary Assn.

☑ Physical Presence or ☐ Online Notarization
☐ Personally Known ☑ Produced Identification
Driver's License