Karen Johnson Davidson County
Batch# 1024749 DEEDWARR
07/11/2023 10:19:30 AM 10 pgs
Fees: $53.00 Taxes: $1,293.15
20230711-0052927

This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth,GA 30096
Tel. 770-497-9100

Send tax bills to:
Connect Deals LLC, a Virginia Limited Liability Company
1215C Gaskins Road
Henrico, VA 23238

Name and address of new owner:
Connect Deals LLC, a Virginia Limited Liability Company
1215C Gaskins Road
Henrico, VA 23238

Map parcel number: 059150A11000 CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Donald Harris, a married man, Nyla Harris aka Nyla Jefferson, an unmarried person, Sharese Harris aka Shareese Harris aka Shareese Harris-Gay, a married woman, Ronald Harris, Jr., a married man, Myka Harris aka Myka Godwin, an unmarried person, and Stanley Harris, an unmarried person,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Connect Deals LLC, a Virginia Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we 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 for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 6 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Donald Harris

Donald Harris

Betesia Harris

Betesia Harris, wife of Grantor Donald Harris, signing to convey and waive any marital rights as a non-title spouse of Grantor

STATE OF TENNESSEE

COUNTY OF Dixon

On this 6 day of July, 2023, before me personally appeared Donald Harris, and Betesia Harris, wife of Grantor Donald Harris, as a non-title spouse of Grantor Donald Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Derek Truelove

Commission Expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Witness our hand this 5 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nyla Harris aka Nyla Jefferson

Nyla Harris aka Nyla Jefferson

STATE OF ~~TENNESSEE~~ Iowa

COUNTY OF Jefferson

On this Fifth day of July, 20 23, before me personally appeared Nyla Harris aka Nyla Jefferson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Cattrione Faircrest

Notary Public

CATTRIONE FAIRCREST
Commission Number 760717
My Commission Expires
November 05, 2024

Printed Name: Cattrione Faircrest

Commission Expires:

11-05-2024

Witness our hand this 6 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sharese Harris AKA Sharese Harris-Gay

Sharese Harris aka Shareese Harris aka Shareese Harris Gay

Duncan E. Gay IV

Duncan Gay IV, husband of Grantor Sharese Harris aka Shareese Harris aka Shareese Harris-Gay, signing to convey and waive any marital rights as a non-title spouse of Grantor Sharese Harris aka Shareese Harris aka Shareese Harris-Gay

STATE OF TENNESSEE

COUNTY OF Davx

On this 6 day of July, 2023, before me personally appeared Sharese Harris aka Shareese Harris aka Shareese Harris-Gay, and Duncan Gay IV, husband of Grantor Sharese Harris aka Shareese Harris, as a non-title spouse of Grantor Sharese Harris aka Shareese Harris aka Shareese Harris-Gay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: D

Commission Expires:

3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Witness our hand this 5 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Harris, Jr.

Lana D. Harris

Lana D. Harris, wife of Grantor Ronald Harris, Jr., signing to convey and waive any marital rights as a non-title spouse of Grantor Ronald Harris, Jr.

STATE OF TENNESSEE

COUNTY OF TN Hamilton

On this 5th day of July, 2023, before me personally appeared Ronald Harris, Jr., and Lana D, Harris, wife of Grantor Ronald Harris, as a non-title spouse of Grantor Ronald Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Yanetta Y Bowman

Notary Public

Printed Name: Yanetta Y. Bowman

Commission Expires:

March 9, 2026

YANETTA Y. BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Witness our hand this 6 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Myka Harris AKA Myka Godwin
Myka Harris.aka Myka Godwin

Divorced
Michael Godwin, husband of Grantor Myka Harris aka Myka Godwin, signing to convey and waive any marital rights as a non-title spouse of Grantor Myka Harris aka Myka Godwin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of July, 2023, before me personally appeared Myka Harris aka Myka Godwin, and Michael Godwin, husband of Grantor Myka Harris aka Myka Godwin, as a non-title spouse of Grantor Myka Harris aka Myka Godwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: D E

Commission Expires:
3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Witness our hand this 6 day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stanley Harris

Stanley Harris

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6 day of July, 2023, before me personally appeared Stanley Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name:

Commission Expires:

3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1009 Eddystone Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 059150A11000 CO

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Chateau Valley Phase 5 of record in Plat at Instrument No. 20050815-0096234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald M. Harris, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20101209-0097964 Register's Office for Davidson County, Tennessee, dated December 7, 2010 and recorded on December 9, 2010.

Ronald M. Harris, Sr. died July 12, 2015, his estate being administered for a Muniment of Title only in Davidson County, Tennessee Probate Court, Docket No. 19P12. Last Will and Testament of Ronald Harris being recorded in Instrument No. 20211013-0137870 and Order of Probate Only for Muniment Title recorded in Instrument No. 20211013-0137869, in the Register's Office for Davidson County, Tennessee. Subject property being devised to his six children, Nyla Harris (Jefferson), Ronald Harris, Jr., Myka Harris (Godwin), Stanley Harris, Sharese Harris and Donald Harris.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 349,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 6th day of July, 2023.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address:
1009 Eddystone Court, Nashville, TN 37207

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 July 6th, 2023 (date of document).

Robynn Miller

Affiant Signature

07/06/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 6th day of July, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024