Karen Johnson Davidson County
Batch# 1028976 DEEDWARR
07/20/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20230720-0056071

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R.Houston Akin, Mockingbird Title & Escrow Services, LLC, 525 Royal Parkway, #291332, Nashville, TN 37229

File No.: 23-6-0289-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michelle Drumgold	Mortgage Investors Group	081 06 0G 001.00
(NAME)	(NAME)	
1713A Cass St.	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($599,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD HARRIS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE JADE DRUMGOLD, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1713 Cass Street Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1713 Cass Street Homes, a Horizontal Property Regime, of record in Instrument No. 20210914-0122662, in the Register's office for Davidson

County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Richard Harris, by Quitclaim Deed from Ke Qin, unmarried, of record in Instrument No. 20210903-0119034, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Ke Qin, Unmarried, by Warranty Deed from Thomas Brooks, Single, of record in Instrument No. 20210513-0064765, in the Register's Office of Davidson County, Tennessee, dated May 12, 2021 and recorded on May 13, 2021.

GRANTOR asserts that he did not occupy this Property as a primary residence.

unimproved ☐
This is improved ☒ property, known as 1713A Cass St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 20th day of July, 2023.

Richard Harris

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of July, 2023, before me, the undersigned, personally appeared Richard Harris, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-20-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-20-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

