Karen Johnson Davidson County
Batch# 1029591 DEEDWARR
07/24/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230724-0056627

# Warranty Deed

| | |
|---|---|
| KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $699,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 21st day of July, 2023.<br><br>Notary Public<br><br>My commission expires: 07-06-26 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| David Steffey<br>Katie Steffey | Legacy Home Loans | 070-09-1A-002.00-CO |
| 3221 B Curtis Street | 1036 Stearman Dr. Ste 6 | |
| Nashville, TN 37218 | White House, TN 37188 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARPER HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID STEFFEY AND KATIE STEFFEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 3221 Curtis, a Horizontal Property Regime with Private Elements, of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3221 Curtis, a Horizontal Property Regime with Private Elements, at Instrument No. 20220314-0029554, 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 a portion of the same property conveyed to Ryan T Henry by Warranty Deed from Southeast Investments, LLC, a Tennessee Limited Liability Company, NKA Southeast Investments, G.P., a Tennessee General Partnership of record in Instrument No. 20161107-0117855 Register's Office for Davidson County, Tennessee, dated November 4, 2016 and recorded on November 7, 2016.

Being a portion of the same property conveyed to Harper Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ryan Thomas Henry and Kelsi Henry, husband and wife of record in Instrument No. 20220307-0025456 Register's Office for Davidson County, Tennessee, dated February 4, 2022 and recorded on March 7, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3221 B Curtis Street, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2023.

***Harper Homes LLC, a Tennessee Limited Liability Company***

**By:** _____
**Jakob Harper, Authorized Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jakob Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Harper Homes LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## True Copy Certification

I, **Kaz Arbogast,** 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 this the 21st day of July, 2023.

Affiant Signature

Date 7-21-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON