Name and Address of New Owner:
Nicholas Littleton and Tharyn Richards
5060 Hackett Road
Bellingham, WA 98226

Karen Johnson Davidson County
Batch# 1038331 DEEDWARR
08/15/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230815-0063436

Send Tax Bills To:
P O Box 202028
Florence, SC 29502-2028

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 051-03-0-177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joanne E. Harmon, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Littleton, a married man, and Tharyn Richards, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Being Lot 144 on the Map of Pleasant Acres, Section V of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the northeasterly margin of Townley Court at the corner of Lots 144 and 145, thence with the line between said lots, northeasterly 216 feet to the corner of Lot No. 143; thence with the line between the Lots No. 143 and 144, southeasterly 245.03 feet to the northeasterly margin of Townley Drive; thence with the margin of Townley Drive southwesterly 120 feet to the beginning of a curve; thence around said curve, in a westerly direction 29.77 feet to the margin of Townley Court; thence with the margin of Townley Court northeasterly 188 feet to the point of beginning.

Being the same property conveyed to Joanne E. Harmon by Quitclaim Deed from Ciara McKenna Harmon, Paige Winona Harmon and Kalahn Nicole Segrest of record as Instrument Number 20230329-0022904, Register's Office for Davidson County, Tennessee, dated March 23, 2023 and recorded on March 23, 2023.

Being also known as 1009 Townley Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2023.

(SEAL)
Joanne E. Harmon

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 Joanne E. Harmon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2023.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON STEVEN PAUL DISSER

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of August, 2023.

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 5.9.26

File No. GNT-23-2928

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-10-23.

Affiant Signature

8-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of August, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON