**Prepared By & Return To:**
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-2962

Karen Johnson Davidson County
Batch# 1041872 DEEDWARR
08/23/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20230823-0065929

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of August, 2023

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jillian Tremblay and<br>Zane Lapham<br>8348 Saint Danasus Drive<br>Nashville, TN 37211 | First Bank<br>722 Columbia Ave<br>Franklin, TN 37064 | 173 09 0A 266.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Amy Denise Harris and Edward Greene Harris, wife and husband**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jillian Tremblay, an unmarried woman and Zane Lapham, an unmarried man, joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, being Lot No. 213 on the plan of Phase "E" Lenox Village of record at Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed by Warranty Deed from Matt Jacobs and Hailey Jacobs, husband and wife to Amy Denise Harris and Edward Greene Harris, Wife and Husband, recorded December 27, 2016, as Instrument No. 20161227-0135783 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8348 Saint Danasus Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their 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.

Dated this the 22nd day of August, 2023.

Amy Denise Harris by Edward Greene Harris, her Attorney in Fact

Amy Denise Harris by Edward Greene Harris, her Attorney in Fact

Edward Greene Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edward Greene Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Amy Denise Harris and that he is authorized by Amy Denise Harris to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of August, 2023.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2023, before me personally appeared Edward Greene 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's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2023.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## True Copy Certification

I, **Pam Autry,** 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 22 day of August, 2023.

Affiant Signature

Date 8/22/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8-10-2027

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