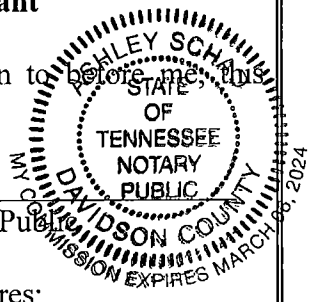
Karen Johnson Davidson County
Batch# 1042096 DEEDWARR
08/24/2023 10 20 17 AM 3 pgs
Fees $18 00 Taxes $12,985 15
20230824-0066224

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,509,500.00. _____ **Affiant** Subscribed and sworn to before me, this 22nd of August, 2023. _____ Notary Public My Commission Expires: _____



Address New Owner As Follows:
Steven and Angela Harrison
4532 Alcott Drive
Nashville, TN 37215

Send Tax Bills To:
New owner

Map-Parcel Number:
130-16-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto STEVEN M HARRISON AND ANGELA G HARRISON, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10, as shown on the map entitled Echo Hills, Subdivision of Lots Nos. 6 and 7 Tyne Meade Subdivision, of record in Book 1835, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, by deed from JENNIFER JACKSON AND HUSBAND, CHARLES E. JACKSON, III, of record as Instrument No. 20210503-0058814, dated April 30, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2023 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2 Matters shown on the Plan of record in Book 1835, page 76, said Register's Office.

3. Restrictive Covenants set forth in deed of record in Book 1727, page 141, said Register's Office

This is improved property known as: 4532 Alcott Drive, Nashville, TN 37215.

{Signature Page to Follow}

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 22nd day of August, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Galen Scott Haley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

My Commission Expires: _____

