Karen Johnson Davidson County
Batch# 1042100 DEEDWARR
08/24/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230824-0066232

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

CHRISTY A. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06388

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amy Elizabeth Harman and Steve Hampton Harman, Jr. 217 Downeymeade Drive Nashville, TN 37214	NEW OWNER	085 07 0 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clint Ralph Williams and Teresa Sue Williams, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amy Elizabeth Harman and Steve Hampton Harman, Jr., wife and husband**, hereinafter called the Grantees, their successors 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 Lot 237, Section Four, Stanford Country Club Estates, as shown of record in Plat Book 2900, Pages 83 and 84 of Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Clint Ralph Williams and Teresa Sue Williams, husband and wife, by Warranty Deed from Sherrie Lynn Hughey Rood, aka Sherrie L. Hughey, unmarried, of record in Instrument No. 20100420-0029707, in the Register's Office of Davidson County, Tennessee, dated April 16, 2010 and recorded on April 20, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 217 Downeymeade Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 23rd day of August, 2023

Clint Ralph Williams

Teresa Sue Williams

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Clint Ralph Williams and Teresa Sue Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 23rd day of August, 2023.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitas *(custodian's name)*, 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 August 23, 2023 *(date of document)*.

Custodian's Signature

8/23/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY