2023-0846

Karen Johnson Davidson County
Batch# 1043804 DEEDWARR
08/29/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230829-0067700

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-PA-7821-KW

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Dabney and Anna Dabney	**New Owner**	
(NAME)	(NAME)	**156 01 0B 037.00**
7821 Harpeth View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT COOPER BICE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER DABNEY AND ANNA DABNEY, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Harpeth View Subdivision of record in Plat Book 6900, Page 319, 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 the same property conveyed to Robert Cooper Bice, a Single Man, by Warranty Deed from Hoger Ameer Ali Sirany and Cihan Ali Sairany, Husband and Wife, of record in Instrument No. 20170915-0094411, in the Register's Office of Davidson County, Tennessee, dated September 11, 2017 and recorded on September 15, 2017.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth View Subdivision, as recorded in Plat Book 6900, Page(s) 319.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 7112, Page 341, Book 7242, Page 537 and Book 10940, Page 605.

*Easement for Use, Maintenance and Upkeep, recorded in Book 8057, Page 57.

*Easement for Dedication of Public Utilities, recorded in Book 8436, Page 543.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7821 Harpeth View Drive, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~23rd~~ 22nd day of August, 2023.

Robert Cooper Bice by Ronald H. Bice, Jr. his Attorney-in-Fact

Robert Cooper Bice by Ronald H. Bice, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~23rd~~ 22nd day of August, 2023, before me personally appeared Ronald H. Bice, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Robert Cooper Bice and acknowledged that the instrument was executed the same as such person's (or persons') free act and deed of Robert Cooper Bice.

Witness my hand, at office, this ~~23rd~~ 22nd day of August, 2023.

Notary Signature
My commission expires: 8-10-2027

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/22/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON