WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044612 DEEDWARR
08/31/2023 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20230831-0068157

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/30/23

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/26

DANA AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File # 2023-661

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bruce Peery	SAME	050-13-0-060
3116 Ewingwood Drive		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melissa G. Harlan, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bruce Peery

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Lot No. 53 on the Plan of Golden Valley Estates, Section 1 of record in Plat Book 4175, Page 142, 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 Norma Lee Hammock by Warranty deed from Robert Ray Gardner etux Ada Mai Gardner of record in Book 4674, page 48, Register's Office for Davidson County, Tennessee, dated 1/17/1973 and recorded on 1/23/1973. Norma Lee Hammock having since died on January 22, 2023, real property vested in Melissa Gail Harlan under the terms of her Last Will and Testament same having been probated for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee (Docket No:23P593.) A TennCare release obtained on February 28, 2023, a copy of which can be found in said

Court. Order Admitting Will for Muniment of Title for Estate Norma Lee Hammock of record in 20230728-0058284, Register's Office for Davidson County, Tennessee.

This is property known as 3116 Ewingwood Drive Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 8\30\23.

Melissa Gail Harlan

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Melissa Gail Harlan, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 8\30\23.

NOTARY PUBLIC

My Commission Expires: 7\25\26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 30, 2023.

Affiant Signature

Date: August 30, 2023

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this August 30, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

