Karen Johnson Davidson County
Batch# 1045663 DEEDWARR
09/01/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230901-0068980

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THOUSAND AND 00/100 (400,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kirstie A. Harris and Matthew C. Harris (NAME)	NEW OWNER (NAME)	**072 03 0 184.00**
1128 Howard Avenue Nashville, TN 37216 (ADDRESS)	**1128 Howard Avenue Nashville, TN 37216** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of August, 2023, the undersigned, **RAYMOND C. HARRIS, A MARRIED MAN, AND PAULA MESSENHEIMER, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KIRSTIE A. HARRIS AND MATTHEW C. HARRIS, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1128 HOWARD AVENUE, NASHVILLE, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being the Westerly 50 feet of Lot No. 137 on the Map of Inglewood Place, as of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 137 fronts 50 feet on the Southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Raymond C. Harris, A Married Man, and Paula Messenheimer, A Married Woman, by Warranty Deed from Justin M. Day, Married, of record in Instrument No. 20230726-0057548, in the Register's Office of Davidson County, Tennessee, dated July 25, 2023 and recorded on July 26, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of August, 2023.

GRANTOR: Raymond C. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Raymond C. Harris**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of August, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

GRANTOR: Paula Messenheimer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Paula Messenheimer**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of August, 2023.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 25, 2023**.

Affiant Signature

8/25/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **25** day of **August**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY