RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOOK 10A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045874 DEEDWARR
09/05/2023 11 06 44 AM 2 pgs
Fees $13 00 Taxes $832 50

20230905-0069290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF August 2023

Notary Public
My Commission Expires 10/2/23

MY COMMISSION EXPIRES

(AFFIX SEAL)

KEVIN B. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike Suite 300 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Brynn Fleming		
(NAME)	(NAME)	
3202 Harlin Drive	Same as New Owner	133-01-0-030 00
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMIE H. LACY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY BRYNN FLEMING, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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. 32 on the Plan of an addition to and revision of Lots 93, 94, 95, 96 and 97, on the H.G. McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 32 fronts 75 feet on the Easterly side of Harlin Drive and runs back 166.7 feet on the Northerly line and 165.4 feet on the Southerly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Jamie H. Lacy and Daniel N. Satre, as joint tenants with rights of survivorship by Special Warranty deed from JPMorgan Chase Bank, as Trustee of the Security National Mortgage Loan Trust 2001-3 of record in Instrument No. 20070810-0096119 Register's Office for Davidson County, Tennessee, dated August 02, 2007 and recorded on August 10, 2007.

Being the same property conveyed to Jamie H. Lacy by Quitclaim deed from Daniel N. Satre of record in Instrument No. 20160217-0014845 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 17, 2016.

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

unimproved
This is improved X property known as 3202 Harlin Drive Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 25th day of August, 2023

Jamie H. Lacy

JAMIE H LACY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie H Lacy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 25th day of August, 2023

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23