Karen Johnson Davidson County
Batch# 1048133 DEEDWARR
09/11/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230911-0070891

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1961-KS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2023

Subscribed and sworn to before me, this the 7th day of September, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda J. Gentry 215 Pear Orchard Drive Goodlettsville, TN 37072	New Owner 1935 Castleman Dr. Nashville, TN 37215	018 03 0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Frankie LeNaye Harris, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amanda J. Gentry, unmarried,** hereinafter called the Grantee, her 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. 6 on the Plan of Connell Hills of record in Plat Book 2900, Page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frankie Lenaye Atkinson Now Known as Frankie Lenaye Harris, by Quitclaim Deed from Richard Alan Atkinson, II, of record in Instrument No. 20130104-0001243, in the Register's Office of Davidson County, Tennessee, dated December 28, 2012 and recorded on January 04, 2013.

Being the same property conveyed to Frankie Lenaye Atkinson and Husband, Richard Alan Atkinson, II, by Quitclaim Deed from Frankie Lenaye Atkinson (Formerly Known as Frankie Lenaye Harris), of record in Instrument No. 20090203-0009119, in the Register's Office of Davidson County, Tennessee, dated January 22, 2009 and recorded on February 03, 2009.

Being the same property conveyed to Frankie Lenaye Harris, by Special Warranty Deed from Security National Servicing Corporation, of record in Instrument No. 20020405-0041577, in the Register's Office of Davidson County, Tennessee, dated March 22, 2002 and recorded on April 05, 2002.

This is improved property located at: **215 Pear Orchard Drive, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2023.

~~GRANTOR:~~
Frankie LeNaye Harris

Frankie LeNaye Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frankie LeNaye Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/7/23 (date of document).

Affiant Signature

9/7/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY