Karen Johnson Davidson County
Batch# 1049812 DEEDWARR
09/14/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230914-0072123

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63271
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frankie LeNaye Harris 303 Clofton Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 14214020200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sonja Thoms, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frankie LeNaye Harris** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5A on the Plan of Harpeth View Estates, Zone Lot Division, of record in Book 6250, page 211 amended in Book 6250, page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sonja Thoms, an unmarried woman, by Warranty Deed from Kristen L. Holsing, a single woman, dated March 27, 2019 and recorded on March 29, 2019 of record in Instrument No. 20190329-0028745, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 6250, page 211 amended in Book 6250, page 511, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions as shown on the plan of record in Book 6250, page511, said Register's Office. Subject to the right of way of the L&N Railroad across the rear line of said lot. Subject to the right of way of T.V.A. easement across the front line of said lot. Easement by Court Order to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's office.

This is improved property, known as 303 Clofton 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8TH day of September, 2023.

Sonja Thoms

Sonja Thoms

JASON THORN
Notary Public Official Seal
State of West Virginia
My Comm. Expires Jul 26, 2028
589 Church Aly Apt. 1 Chester WV 26034

State of WV

County of OHIO

On this ____ day of September, 2023, before me the undersigned authority, personally appeared Sonja Thoms, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 7-20-29

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2023.

Katherine B. Smith

Notary

My Commission Expires: ~~My Commission Expires~~ January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 9-8-23.

Kathy Smith
Affiant Signature

9-8-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Sept 8, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

