Karen Johnson Davidson County
Batch# 1057781 DEEDWARR
10/04/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20231004-0078218

**WARRANTY DEED**

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. EM-23-5255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Denise J. Harness | **New owner** | |
| (NAME) | (NAME) | |
| 400 Herron Drive, #302 | **Property** | 105-12-0B-042.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (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, I/we, **Erik S. Simpson and Laura Elizabeth McKinley, Husband and Wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise J. Harness,unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Situated in the County of Davidson and State of Tennessee, described as follows, to wit:**

**Being Unit 302 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C," said Register's Office, are incorporated here by reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Erik Scott Simpson, an unmarried man by Warranty deed from Alloy, LLC, a Tennessee limited liability company of record in Instrument No. 20180705-0064816 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 05, 2018.**

**Being the same property conveyed to Erik S. Simpson and Laura Elizabeth McKinley, husband and wife by Quitclaim deed from Erik Scott Simpson a/k/a Erik S. Simpson of record in Instrument No. 20201009-0117845 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on October 09, 2020.**

**This is property more commonly known as 400 Herron Drive, #302, Nashville, TN 37210.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 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/our hand this 20th day of September, 2023.

Erik S. Simpson

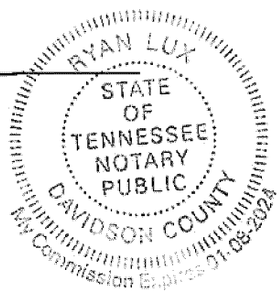
Laura Elizabeth McKinley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2023, before me personally appeared Erik S. Simpson and Laura Elizabeth McKinley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 **9/20/23**.

Date

Affiant Signature

**9/20/23**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026