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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059739 DEEDWARR
10/11/2023 11:34:48 AM 2 pgs
Fees: $13.00 Taxes $518.00

20231011-0079656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF Oct, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
James E Dillingham and Vicki L Dillingham	**NEW OWNER**	
(NAME)	(NAME)	142 05 0B 044 00
1315 Hwy 70		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(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, **LISA RENEE HARPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND VICKI L. DILLINGHAM, HUSBAND AND WIFE,** 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 a part of the Plan of Section 3, River Plantation, Condominium Apartments, as of record in Plat Book 4675, Page 75, 76, 77, Register's Office for said County, the part hereby described being:

Unit No. H-302 on said Plan together with the carport designated No. H-302-C as shown in and described by the Master Deed in Book 4784, Page 464 establishing Horizontal Property Regime of River Plantation, (Section Three).

Being the same property conveyed to Michael Wayne Harper and Lisa Renee Harper, Husband and Wife, by Quitclaim Deed from Michael W. Harper, Now Married, of record in Instrument No. 20200206-0014206, in the Register's Office of Davidson County, Tennessee, dated February 06, 2020, and recorded on February 06, 2020. The said Michael Wayne Harper died on November 25, 2020, leaving Lisa Renee Harper as surviving tenant by the entirety.

Being the same property conveyed to Michael W. Harper, single, by Warranty Deed from Katherine Allen Lucas, a single person, of record in Book 8789, Page 181, in the Register's Office of Davidson County, Tennessee, dated October 30, 1992 and recorded on November 18, 1992.

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 8300 Sawyer Brown Rd Unit H302, Nashville, TN 37221
(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 10 day of October, 2023

Lisa Harper

LISA RENEE HARPER

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 Lisa Renee Harper, 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 10th day of October, 2023

Commission expires 4/27/2025

Notary Public

