Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-5510-39

ADDRESS OF NEW OWNER:
LARENZ JACKSON
5510 Country Dr., 39
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH REAL ESTATE
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
CMG Mortgage, Inc.
3160 Crow Canyon Rd #400
San Ramon, CA 94583

Karen Johnson Davidson County
Batch# 1068697 DEEDWARR
11/06/2023 11:00:19 AM 4 pgs
Fees: $23.00 Taxes: $913.90

20231106-0086578

MAP AND PARCEL: 162 09 0A 039.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 ($247,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **I, JASON ALLEN HARP, A SINGLE PERSON,** have this day bargained and sold and by these presents do hereby transfer and convey unto **LARENZ JACKSON, A SINGLE PERSON,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium Apartment in Davidson County, Tennessee, described as follows to wit:

BEING Townhouse No. 39, Building No. 7, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums Phase 2, as of record in Plat Book 4460, Page 133 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jason Allen Harp, an unmarried man, by Warranty Deed from Debbie Harp, Executrix of the Estate of Edith C. Herald, dated June 27, 2019 and of record in Instrument Number: 20190701-0063552 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, applicable zoning and building regulations and permits, and all visible easements and Restrictions of record, if any.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 2 day of November, 2023.

JASON ALLEN HARP

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York

COUNTY OF Clinton County

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JASON ALLEN HARP,** 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 on this the 2 day of November, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/26/2027

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$247,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 2 day of November, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, John Gleaves, 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 11/02/2023 (date of document).

Affiant Signature

11/02/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

