Karen Johnson Davidson County
Batch# 1071196 DEEDWARR
11/14/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20231114-0088554

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-4468

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of November, 2023

Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Helen Eckinger 313 37th Avenue North Nashville, TN 37209	Canopy Mortgage, LLC, ISAOA 360 Technology Court Suite 200 Lindon, UT 84042	092-13-0-309.00

WARRANTY DEED

FOR AND IN 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,

HarborView Capital Holdings, LLC, a South Carolina Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Helen Eckinger, a single person

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 Lot No. 81 on the Shields New West Nashville Plan of record in Plat Book 57, Page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the Westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 144.925 feet on the Northerly line and 147.18 feet on the Southerly line to an alley, measuring 50 feet more or less, thereon.

Being the same property conveyed to Willie Nelson and Dorothy Nelson, as tenants by the entirety by Warranty deed from James H. Turbeville and James William Armstrong of record in Book 5856, page 954, Register's Office for Davidson County, Tennessee, dated February 26, 1982 and recorded on March 02, 1982. Willie D. Nelson died February 19, 2016, leaving Dorothy Nelson as the surviving tenant by the entirety. Dorothy Lee Nelson died January 19, 2023, her estate being administered through Davidson County Probate Court, Docket No. 23P271.

Being the same property conveyed to Harborview Capital Holdings, LLC by Warranty Deed from Michael Nelson, Executor of the Estate of Dorothy Lee Nelson, deceased, and Michael Nelson, James Woods, Dianne Nelson, David Nelson of record in Instrument No. 20230728-0058372, Register's Office for Davidson County, Tennessee, dated July 21, 2023 and recorded on July 28, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 313 37th Avenue North, Nashville, TN 37209

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 so 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.

Dated this the 8 day of November, 2023.

HarborView Capital Holdings LLC, a South Carolina Limited Liability Company

By: _____
Mark W. Weeks, Authorized Signor

STATE OF South Carolina

COUNTY OF Charleston

Before me, personally appeared Mark W. Weeks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor for HarborView Capital Holdings LLC, a South Carolina Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Mark W. Weeks as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office, this 8 day of November, 2023.

_____
Notary Signature
My commission expires: _____

KIMBERLY MILLER
NOTARY
My Comm. Exp.
08/02/2032
PUBLIC
SOUTH CAROLINA

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of November, 2023.

Affiant Signature

Date 11-9-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024