PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
3-1262

Karen Johnson Davidson County
Batch# 1074472 DEEDWARR
11/22/2023 10:18:19 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20231122-0090926

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harber Properties, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryce Michael Davis, husband and Kathryn Grace Davis, wife**, 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:**

Being Lot No. 133 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, page 137 and 138, 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 Harber Properties, LLC, a Tennessee Limited Liability Company by deed from Nathan Harber and Samantha Harber, husband and wife, dated May 21, 2020, of record in Inst. No. 20200611-0059621, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nathan Harber and Samantha Harber, husband and wife by deed from Jason I. Stewart, unmarried, dated November 21, 2019, of record in Instrument No. 20191202-0123257, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 97 McCall Street, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Bryce Michael Davis **97 McCall Street** **Nashville, TN 37211**		**133-08-0-004.00**

WITNESS THE EXECUTION HEREOF this 21st day of November, 2023.

Harber Properties, LLC, a Tennessee limited liability company

Sole Member

By: Nathan Harber, Sole Member

State of Tennessee)
County of Davidson)

On this 21st day of November, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Nathan Harber, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Harber Properties, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Harber Properties, LLC as Sole Member.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 330,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of November, 2023.

Notary Public

My Commission Expires: 09-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY