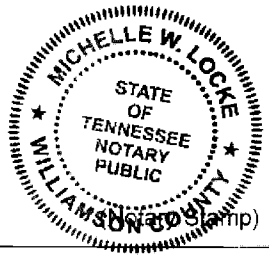
Karen Johnson Davidson County
Batch# 1079902 DEEDWARR
12/07/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20231207-0094735

	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $487,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2023. Notary Public My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Wilson and Elizabeth Wilson	**New owner**	**091-06-0M-049.00**
6462 Penrose Dr.		
Brentwood TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kerry McGowan Harris and Douglas Harris, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Christopher Wilson and Elizabeth Wilson, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 49 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions, and Restrictions, of Unit No. 49 on the Plan of West Mill Townhomes, of record in Instrument No. 20141223-0117663 as supplemented at Instrument No. 20150424- 0036748 and Instrument No. 20150929-0098582, 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 Kerry McGowan Harris, an unmarried man, by Warranty Deed from James I. Chapin, an unmarried man, of record in Instrument No. 20181120-0114372 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 20, 2018. The said grantor having now married and now known as Kerry McGowan Harris Douglas. The spouse of the said Grantor joins in the execution of this instrument to convey any marital interest he may have in the property.

This is **improved** property known as **412 West Mill Dr, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 7th day of December 2023.

Kerry McGowan Harris

Douglas Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kerry McGowan Harris and Douglas Harris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of December 2023.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 23-001716-52

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12/7/23 (date of document).

Michelle W Kendig
Affiant Signature

12/7/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

