This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21931-AP

Karen Johnson Davidson County
Batch# 1087624 DEEDWARR
01/02/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $787.23
20240102-0000231

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $212,766.00.

Whitney Hilde
Affiant

Subscribed and sworn to before me, this the 29th day of December, 2023.

Notary Public
My Commission Expires: 10/22/2024

Kristen Patrick
STATE OF TENNESSEE NOTARY PUBLIC
Dickson County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phyllis Harris 724 Holder Dr. Nashville, TN 37217	new owner	136-14-0-209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey S. Tinney, Single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phyllis Harris, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 6B, Zone Lot Division – Lots 3-6, Section One, Harbor Gate, Harbor Gate, according to plat and survey appearing of record in Plat Book 6200, page 355; amending Plat Book 5200, page 712, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey S. Tinney, single by Quitclaim Deed from James A. Peplinski, married, dated February 24, 2012, recorded March 7, 2012, of record in Instrument No. 20120307-0019822, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James A. Peplinski, a married man and Jeffrey S. Tinney, a married man by Cash Deed for Tennessee from Secretary of Housing and Urban Development, of Washington, D.C., dated July 14, 2004, recorded July 20, 2004, of record in Instrument No. 20040720-0086442, said Register's Office.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **724 Holder Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions: and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28th day of December, 2023.

GRANTOR:

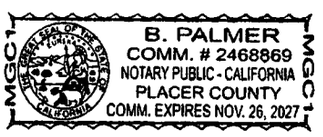
Jeffrey S. Tinney

Jeffrey S. Tinney

STATE OF CALIFORNIA
COUNTY OF Sacramento

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey S. Tinney, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2023.



B. Palmer

Notary Public
My Commission expires: 11-26-2027

I, Kristen Patrick, do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/29/2023 (date of document).

Affiant Signature

12/29/2023

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 29th day of December, 2023. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)