Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-23-3460

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22038-DJ

Karen Johnson Davidson County
Batch # 1095649 DEEDWARR
01/30/2024 08:02:46 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50
20240130-0006263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2024.

Notary Public
My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elliott Ward, Troy Ward, Cathy Ward 3460 Harborwood Circle Nashville TN 37214	Fairway Independent Mortgage 4750 S. Biltmore Lane Madison, WI 53718	108-12-0B-042-00

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, we, **Alexander White and Lia White, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elliot Ward, a single man, and Troy Ward and Cathy Ward, husband and wife**, hereinafter called the Grantee(s), 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. 174, Section Two, Phase 1-A, Harborview, according to survey and plat of same as of record in Plat Book 6900, pages 756-758; as amended in Book 9096, page 764, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Alexander White and Lia White, husband and wife by Warranty Deed from Yvonne Marie Bozarth and husband, Gary Bozarth, dated February 2, 2022, recorded February 4, 2022, of record in Instrument No. 20220204-0013162, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3460 Harborwood Circle, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 25th day of January, 2024.

GRANTOR:

Alexander White

Lia White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander White and Lia White, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2024.



Notary Public
My Commission expires: 11-6-2024