Karen Johnson Davidson County
Batch# 1099659 DEEDWARR
02/09/2024 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240209-0009269

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE _____ day of February, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DAVIDSON

2024-01-1465

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julia Faron 940 Gale Lane, 152 Nashville, TN 37204	Legacy Home Loans 1036 Stearman Dr. Ste 6 White House, TN 37188	Map/Parcel 118-05-0A-054.00-CO

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, **Allison Chaney Harris, f/k/a Allison Chaney, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia Faron, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being a Lot designated as Building 8, Unit A, and further identified as Parcel Number 54, on the property Tax Map Number 118-05-A, as shown on the revised Plat of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description and location of said lot.

Being the same property conveyed to Allison Chaney, unmarried by Warranty Deed from Trisha Williams and husband, Michael Shane Williams of record in Instrument No. 20060908-0111339 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 08, 2006 and corrected by Instrument of Correction of Deed recorded on January 11, 2007 of record in Instrument No. 20070111-0004527. Allison Chaney and Allison Chaney Harris are one and the same.

The subject property was never the principal residence of the Grantors spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 940 Gale Lane, 152, Nashville, TN 37204.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is

unencumbered, unless otherwise herein set out; and it does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 5 day February, 2024.

Allison Chaney Harris

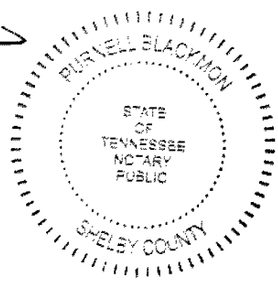
Allison Chaney Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of February, 2024, before me personally appeared Allison Chaney Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of February, 2024.

Notary Signature
My commission expires: 8/3/25



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 6, 2024** (date of document).

Affiant Signature

February 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25