Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-498

Karen Johnson Davidson County
Batch# 1113132 DEEDWARR
03/20/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240320-0019387

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of March, 2024

Notary Public

Commission Expires: 10/11/2024

TIARA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lonnie Little 2512 Jefferson Street Nashville, TN 37208	Michigan Mutual, Inc. dba MiMutualMortgage 911 Military Street Port Huron, MI 48060	92-2-312.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barton E. Harris, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lonnie Little, a married man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 7 of Block "A" of the Lusk Subdivision of record in Plat Book 161, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded therefrom is a portion of the premises conveyed to the State of Tennessee by Warranty deed in Book 4127, page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R Larkin and Barton E. Harris, partners by Warranty deed from Tommie L. Wilson Gilbreath of record in Book 8058, page 514, Register's Office for Davidson County, Tennessee, dated 3/6/1990 and recorded on 3/6/1990. (Value or consideration shown in aforementioned deed $19,100.00.)

Being the same property conveyed to Barton Elliott Harris by Quitclaim deed from James R. Larkin, Jr. of record in Instrument No. 20180904-0087233, Register's Office for Davidson County, Tennessee, dated 7/26/2018 and recorded on 9/4/2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2512 Jefferson Street, Nashville, TN 37208

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 so 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. 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.

Dated this the 18th day of March, 2024.

Barton E. Harris

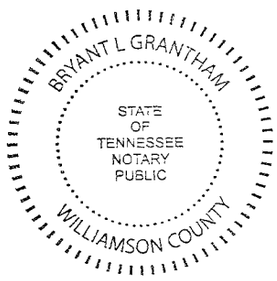
Barton E. Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2024, before me personally appeared Barton E. 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.

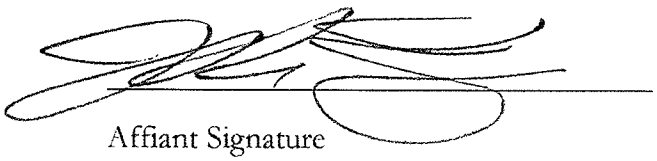
Witness my hand, at office, this 18th day of March, 2024.

Notary Signature
My commission expires: 6-1-2025



Certificate of Authenticity

I, Joshua A. Terry, 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 3/18/24.



Affiant Signature

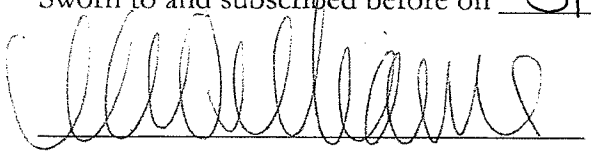
3/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/24.



Notary Public

My Commission Expires: 5-23-23

