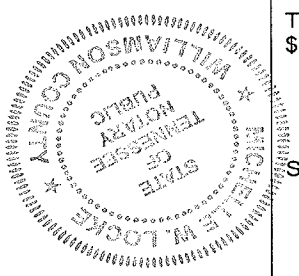
Karen Johnson Davidson County
Batch# 1115996 DEEDWARR
03/27/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240327-0021397



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2024.

Notary Public

My commission expires: 9/14/25

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey Alan Harlow and Heather Lynn Harlow	FirstBank	083-05-0-144.00
1010 Maxwell Ave	722 Columbia Avenue	
Nashville, TN 37206	Franklin, TN 37064	

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

Scott C. Mayo and Elizabeth J. Mayo, husband and wife

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

Jeffrey Alan Harlow and Heather Lynn Harlow, 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:

Land in Davidson County, Tennessee, being the Westerly 45 feet of Lot No. 30, on the Map of House and Simonton's Subdivision, of record in Plat Book 57, Page 137, 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 Scott C. Mayo and Elizabeth J. Mayo, husband and wife, by Warranty Deed from Kudzu Real Estate, Inc., dated October 24, 2014, and recorded October 27, 2014, in Instrument No. 20141027-0098749, Register's Office of Davidson County, Tennessee.

This is improved property known as **1010 Maxwell Ave, Nashville, TN 37206.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.

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 27th day of March, 2024.

Scott C. Mayo

Elizabeth J. Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Scott C. Mayo and Elizabeth J. Mayo, 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 27th day of March, 2024.

Notary Public

My Commission Expires: 9/14/25

STATE OF TENNESSEE NOTARY PUBLIC MICHELLE W. LOCKE WILLIAMSON COUNTY

LTC File No. 24-001790-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **03/27/2024** (date of document).

Jami K Averwater

Signature

03/27/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **27th** day of **March**, 2024.

Vicky Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

