Karen Johnson Davidson County
Batch# 1118807 DEEDWARR
04/03/2024 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20240403-0023651

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38085-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2024. Notary Public My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address New Owner: Laura S. Damon, Stephen M. Damon 2217 S Ashford Court Nashville, TN 37214	**Send Tax Bills To:** JPMorgan Chase Bank, N.A. 1111 Polaris Pkwy Columbus, OH 43240	**Tax Information:** Map and Parcel No.: 108120B06600CO 108 12 0B 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel M. Gillock and Gary L. Edwards, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephen Damon and Laura Damon, husband and wife** ("Grantees), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2217 S Ashford Court, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 2nd day of April, 2024.

Joel M. Gillock

Gary L. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel M. Gillock and Gary L. Edwards, 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.

Witness my hand, at office, this 2nd day of April, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase I-A, Section Two, Harborview, of record in Book 6900, Pages 756-758, as amended in Plat Book 9096, Page 764, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel M. Gillock, an unmarried man, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20130308-0023352, in the Register's Office of Davidson County, Tennessee, dated February 07, 2013 and recorded on March 08, 2013.

Being the same property conveyed to Joel M. Gillock and Gary L. Edwards, a married couple, by Quitclaim Deed from Joel M. Gillock, a married man, formerly unmarried, of record in Instrument No. 20231027-0084342, in the Register's Office of Davidson County, Tennessee, dated October 20, 2023 and recorded on October 27, 2023.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1-A Section Two Harborview, as recorded in Plat Book 6900, Page(s) 756-758, as amended in Book 9096, Page 764.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7471,Page 26, as being amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786 and Instrument No. 20210804-0104996.
5. Rules and Regulations recorded in Instrument No. 20160523-0050983.

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 04/02/24 (date of document).

Affiant Signature

04/02/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 2nd day of April, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL