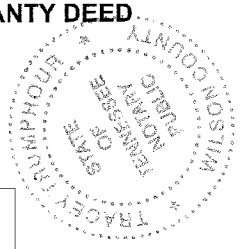
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $766,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1121071 DEEDWARR
04/10/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,836.79
20240410-0025288

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Charles Harris	John Charles Harris	064-03-0B-048.00
(NAME)	(NAME)	
541 Robards Circle	4360 Oakcrest Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Bobby Garrison and Wife, Barbara Garrison**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John Charles Harris and Lori Clements Harris, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 259, on the Final Plat of Phase Four, Section Two, Brandywine Pointe, of record in Plat Book 7900, Pages 587 and 588, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby Garrison and wife, Barbara Garrison by the Warranty Deed from James T. Scholten and wife, Marta A. Scholten, dated 08/26/1998, of record in Book 11087, Page 352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 541 Robards Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 4th day of April, 2024.

Bobby Garrison by Terri Argo his atty in fact
Bobby Garrison by Terri Argo his atty in fact

Barbara Garrison by Terri Argo her atty in fact
Barbara Garrison by Terri Argo her atty in fact

State of Tennessee
County of Williamson

On this 4th day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Terri Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Bobby Garrison and Barbara Garrison, and is authorized by them, and does hereby acknowledge the execution of this instrument on thier behalf, by virtue of an instrument of record in Instrument No.: 20240305-0015375 and 20240305-0015376, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of April, 2024.

Notary Public:
My Commission Expires: 9-21-27

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 April 4th, 2024.

Kim Rogers
Affiant
Date: 4/4/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY