AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2976482

Karen Johnson Davidson County
Batch# 1126950 DEEDWARR
04/25/2024 11:06:30 AM 6 pgs
Fees: $33.00 Taxes: $1,102.70
20240425-0029934

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 097-02-0-A-424.00-CO

WARRANTY DEED

THIS INDENTURE made and entered into on this 7 day of February, 2024, by and between **DUSTIN LEE HARRISON A/K/A DUSTIN HARRISON, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS MARRIED**, residing at 2150 River Overlook Drive, Nashville, TN 37076, **AND JACOB ANDREW WISE, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, BONNY KATE WISE**, residing at 300 Stewarts Ferry Pike, Apt 19, Nashville, TN 37214, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter referred to as Grantor(s) and **DUSTIN HARRISON, AN UNMARRIED MAN, AND TIFFANI JONES, A SINGLE WOMAN,** residing at 2150 River Overlook Drive, Nashville, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Ninety Eight Thousand Twenty Seven and 52/100 Dollars ($298,027.52), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 4E of record in Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 2150 River Overlook Drive, Nashville, TN 37076

Being the same property as conveyed from Raymond Roberts and Denise Roberts, husband and wife to Dustin Lee Harrison, a married man and Jacob Andrew Wise, an unmarried man, as joint tenants with right of survivorship as set forth in Deed Instrument #20210113-0006132 dated 01/12/2021, recorded 01/13/2021, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Justin Lee Harrison

DUSTIN LEE HARRISON A/K/A DUSTIN HARRISON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, DUSTIN LEE HARRISON A/K/A DUSTIN HARRISON, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 7th day of February, 20 24.

Kandice Eubanks
Notary Public

My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JACOB ANDREW WISE

BONNY KATE WISE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JACOB ANDREW WISE AND BONNY KATE WISE, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 7th day of February, 20 24.

Kandice Eubanks
Notary Public

My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 298,021.52, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Jacqueline Williams

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to before me this 23rd day of April, 2024.

Notary Public
My Commission Expires: 11-21-2026

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Michael Robert Vogelsberger Notary Public
Allegheny County
My Commission Expires 11/21/2026
Commission # 1429509

Name and address for person(s) responsible for taxes:

DUSTIN HARRISON and TIFFANI JONES
2150 River Overlook Drive, Nashville, TN 37076

Name and address of property owner:

DUSTIN HARRISON and TIFFANI JONES
2150 River Overlook Drive, Nashville, TN 37076

Exhibit A
Legal Description

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Parcel ID: 097-02-0-A-424.00-CO

Tennessee Certification of Electronic Document

I, David DeVaux, 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 2/7/2024 (date of document).

David DeVaux
Affiant Signature

2/12/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of February, 2024.

Courtney Kern
Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2976482 Deed