2024-0378

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135541 DEEDWARR
05/16/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240516-0036158

File #24-TC-4418-B

(SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 4/22/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Harris and Dawne Harris	New Owner	
(NAME)	(NAME)	**131 08 0 145.00**
4418 B Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged,

GLENN T. FALLS, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT HARRIS, AND DAWNE HARRIS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2B on the Zone Lot Division, Lot 2, Hampton Glen of record in Plat Book 6050, page 149, as amended in Plat Book 6200, page 478, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Glenn T. Falls, Unmarried, by Warranty Deed from John F. Ferreri, unmarried and Charles Mark Evans, unmarried of record in Instrument No. 20060907-0111022, in the Register's Office of Davidson County, Tennessee, dated September 06, 2006 and recorded on September 07, 2006.

Glenn T. Falls and Glenn Thompson Falls are one and the same.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division, Lot 2, Hampton Glen, as recorded in Plat Book 6200, Page(s) 478.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3105, Page 347.
* Easement for Private Sanitary Sewer, recorded in Book 6518, Page 537.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **WAYNE HARPER FALLS** as Attorney-in-Fact for **GLENN T. FALLS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202405160036157___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 4418B Granny White Pike, Nashville, TN 37204.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 10th day of May, 2024.

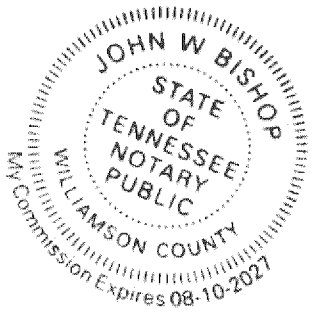
Glenn T. Falls by Wayne Harper Falls, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WAYNE HARPER FALLS**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GLENN T. FALLS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **GLENN T. FALLS**.

Witness my hand and official seal this **10th** day of **May, 2024**.

Notary Signature
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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: 5/10/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of May, 2024.

Notary's Signature

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26