This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22565-MC

Karen Johnson Davidson County
Batch# 1139852 DEEDWARR
05/28/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240528-0039432

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.

Notary Public
My Commission Expires: 11-6-2024

JM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tommie Harris 2530 Val Marie Drive Nashville, TN 37115	PINNACLE BANK, a Tennessee bank 150 Third Avenue South, Suite 900 Nashville, TN 37201	034 07 0C 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carmen Mize, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tommie Harris, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and 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 Unit 14A, Enclave at Twin Hills Subdivision, a Horizontal Property Regime (with Private Elements), as established by Master Deed and Bylaws recorded in Instrument No. 20080821-0086071, as amended in Instrument Nos. 20151112-0115172 and 20151217-0127190 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carmen Mize, An Unmarried Woman, by Warranty Deed from Domus Builders, LLC, of record in Instrument No. 20161101-0115475, in the Register's Office of Davidson County, Tennessee, dated October 25, 2016 and recorded on November 01, 2016.

This is ☒ improved or ☐ unimproved property located at: **2530 Val Marie Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 24th day of May, 2024.

GRANTOR:

Carmen Mize

STATE OF Florida
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carmen Mize**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2024.

Notary Public
My Commission expires: 08-20-2026

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

202405280039432

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/24/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/24/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 **day of** May **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

