Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #24-1123

Karen Johnson
Batch # 1145058
06/10/2024 10:30:40 AM
Fees: $13.00 Taxes: $7,122.50

Davidson County
DEEDWARR
2 pgs

20240610-0043162

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan Harber and Samantha Harber, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip Harrison and AleXandra Benya, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 49 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County. Said Easterly 50 feet of Lot No. 49 fronts 50 feet on the Southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines. 157.9 feet to an alley.

Being the same property conveyed to Nathan Harber and Samantha Harber, husband and wife by Warranty Deed from William B. Skudder, Trustees of William B. Skudder Revocable Living Trust dated February 02, 2021 and Ellen Skudder, Trustee of the Ellen B. Skudder Revocable Living Trust dated February 02, 2021 of record in Instrument No. 20220330-0037133 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 30, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 4011 Nebraska Avenue, Nashville, TN 37209.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Philip Harrison**
**4011 Nebraska Avenue**
**Nashville, TN 37209**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**103-04-0-408.00**

**WITNESS THE EXECUTION HEREOF** this 7th day of June, 2024.

**Nathan Harber** **Samantha Harber**

**State of Tennessee )**
**County of Davidson )**

On this 7th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nathan Harber and Samantha Harber, the bargainor(s), to me known (or proved ~~to me on~~ the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA A. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,925,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of June, 2024.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027