Karen Johnson Davidson County
Batch# 1145506 DEEDWARR
06/11/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240611-0043414

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIFTY THOUSAND AND 00/100 (450,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ary Clifton Harris, III (NAME)	**NEW OWNER** (NAME)	**124 00 0 086.00**
2351 Granny Wright Lane Hermitage, TN 37076 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of June, 2024, the undersigned, **ARY CLIFTON HARRIS, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ARY CLIFTON HARRIS, III, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2351 GRANNY WRIGHT LANE, HERMITAGE, TN 37076** and more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the West margin of Granny Wright Lane, said point being the Southeast corner of the Lona Ballentine Massey property of record in Book 971, Page 591, Register's Office for Davidson County, Tennessee; thence with the South boundary line of said tract N 86° 20' W, 855.30 feet to a concrete monument at Corps of Engineers property; thence with a fence N 3° 30' E, 129 feet to a point which is the Southwest corner of an easement for road right-of-way granted to Lewis Ward and Elvis Ballentine by Lona Hamblin; thence South 86° 20' W 20 feet to a point on the Southeast corner of the easement; thence with the boundary of the easement N 3° 30' E 630 feet to a point where the Easement makes a right angle; thence S 86° 20' E 171 feet along the Southern border of the right angle of the easement to a point; thence S 3° 30' W 630 feet to a point; thence S 86° 20' E 664.3 feet to a point in the West margin of Granny Wright Lane; thence with said margin S 3° 30' W 129 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Ary Clifton Harris, Jr, by Quitclaim Deed from Evelyn Benita Harris, of record in Instrument No. 20110511-0036011, in the Register's Office for Davidson County, Tennessee, dated May 06, 2011 and recorded on May 11, 2011.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of June, 2024.

GRANTOR: Ary Clifton Harris Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ary Clifton Harris Jr.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of June, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 7, 2024.

Affiant Signature

6/7/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY