Karen Johnson Davidson County
Batch# 1146185 DEEDWARR
06/12/2024 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $4,584.30
20240612-0043943

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38230-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,239,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Lesa Michele Garner 1225 Davidson Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 10214001700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen Chadwick Harris and Marianne W. Harris, formerly known as Marianne Wilson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lesa Michele Garner, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1225 Davidson Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 10th day of June, 2024.

Sellers:

Allen Chadwick Harris by Gerald G. Patterson, Atty In Fact

Allen Chadwick Harris by Gerald G. Patterson,
his attorney-in-fact

Marianne W. Harris by Gerald G. Patterson, Atty-In-Fact

Marianne W. Harris, formerly known as Marianne Wilson,
by Gerald G. Patterson, her 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, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Allen Chadwick Harris, and he is authorized by Allen Chadwick Harris to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of June, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marianne W. Harris, formerly known as Marianne Wilson, and he is authorized by Marianne W. Harris, formerly known as Marianne Wilson to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of June, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the East part of Lot No. 65 on the Plan of CREST MEADE SECTION II, as of record in Plat Book 2331, Page 152, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 65 fronts 117 feet on the Westerly side of Davidson Road and runs back 247 feet (actual field measurement 243.1 feet) on the Northerly line and 279.4 feet (actual field measurement 276 feet) on the Southerly line to a dead line on which it measures 197.9 feet thereon.

Being the same property conveyed to Allen Chadwick Harris and Marianne Wilson, husband and wife, by Warranty Deed from Seth Harris, unmarried, of record in Instrument No. 20140618-0053367, in the Register's Office of Davidson County, Tennessee, dated June 16, 2014 and recorded on June 18, 2014.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION II, as recorded in Plat Book 2331, Page(s) 151 & 152.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2602, Page 129.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4868, Page 650.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/10/24 (date of document).

Affiant Signature

4/12/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027